



Serving the Indiana Counties of: Clark, Floyd, Harrison, Scott and Washington

December 14, 2015

Mr. Matthew Didier  
Environmental Protection Agency  
77 West Jackson Boulevard  
Chicago, IL 60604-3507

Dear Mr. Didier,

Please find attached the River Hills Economic Development District and Regional Planning Commission's (River Hills) application to the United States Environmental Protection Agency for a \$600,000 Brownfields Coalition Assessment Grant. Our coalition is comprised of Clark, Floyd, Harrison, Scott and Washington Counties located in south-central Indiana. Our region is bordered by the Ohio River and Louisville, Kentucky in the south and by Jackson and Jennings Counties to the north.

Our five coalition counties, bound together by the Comprehensive Economic Development Strategy (CEDS), encompass a very dynamic region that is poised for exponential economic growth. The construction of two new bridges over the Ohio River to connect Kentucky and Indiana on I-65 and I-265 has presented this area with a great number of opportunities to grow. River Hills provides technical assistance to both urban and rural communities, all with planning needs and challenges associated with inadequate infrastructure, such as adequate drinking water supply and distribution, sanitary sewer collection and treatment, transportation connectivity and economic development. For some time, the re-use of former industrial sites, brownfield cleanups and community revitalization has been discussed. River Hills' communities have come to realize that not addressing these sites will have a harmful impact on both community and economic development within the region.

The officials within our five counties, as well as supporting agencies, have realized that the re-development of brownfields is essential to revitalize our communities, both large and small. River Hills, through assistance from the US Department of Commerce, Economic Development Administration, provided information to our local units of government to help them to identify brownfields within their communities. River Hills staff has also been essential in helping some of our communities apply for and receive both State and Federal funding for site assessments and remediation. One example is the Town of Corydon (population 3,122). Corydon Main Street, Inc., in cooperation with the Town of Corydon, has purchased (\$350,000) an old furniture manufacturing site within downtown Corydon, known as the Keller property. The Town and Main Street worked cooperatively to receive \$549,840 from the Indiana Office of Community and Rural Affairs for planning and demolition. The Town and Main Street have also received funding from the Indiana Finance Authority for assessments (\$74,947), as well as contributed an additional \$88,131 of their own funds to prepare the property for redevelopment. In 2015, both the Town and Main Street will be updating their plans to determine the best possible use of the property to impact both economic and community development within the Town.

While we are confident that our initiative has the support of our Cities, Towns and Counties, the lack of funding is a tremendous barrier to begin a bona fide Brownfield Coalition to develop potential sites within the River Hills region. This grant funding will provide River Hills with the resources needed to prioritize sites that have been identified and placed into an inventory, properly conduct environmental site assessments, and develop clean up plans for redevelopment.



Serving the Indiana Counties of: Clark, Floyd, Harrison, Scott and Washington

The combined efforts of River Hills, the Coalition members, our local units of government, our public and private partners and community activists will help to identify brownfield sites and assess the environmental quality in an effort to achieve economic prosperity and increased health benefits.

Thank you for your consideration in reviewing our Brownfield Coalition Assessment Grant application. We look forward to working with EPA in conjunction with our communities to implement a successful program.

Sincerely,

A handwritten signature in blue ink that reads "Jill S. Saegesser".

Jill S. Saegesser  
Executive Director

Enclosures

As requested, please find the following information regarding this grant application:

- a. Applicant Identification: **River Hills Economic Development District and Regional Planning Commission, 300 Spring Street, Suite 2A, Jeffersonville, IN 47130**
- b. Applicant DUNS Number: 795008606
- c. Funding Requested:
  - i) **Brownfields Coalition Assessment**
  - ii) **Federal Funds Requested: \$600,000**
  - iii) **Contamination: Hazardous (\$403,500) and Petroleum (\$196,500)**
  - iv) **Coalition**
- d. Location: **Clark, Floyd, Harrison, Scott, Washington Counties in Indiana**
- e. **N/A**
- f. Contacts:
  - i) Project Director: **Nick Creevy, River Hills Economic Development District and Regional Planning Commission, 300 Spring Street, Suite 2A, Jeffersonville, IN 47130; [ncreevy@riverhills.cc](mailto:ncreevy@riverhills.cc) Phone: 812-288-4624; Fax: (812) 288-8105**
  - ii) Chief Executive: **Jill Saegesser, River Hills Economic Development District and Regional Planning Commission, 300 Spring Street, Suite 2A, Jeffersonville, IN 47130; [jsaegesser@riverhills.cc](mailto:jsaegesser@riverhills.cc); Phone: 812-288-4624; Fax: (812) 288-8105**
- g. Date Submitted: **December 14, 2015**
- h. Project Period: **October 2016 through September 2019**
- i. Population: **281,330 (River Hills Economic Development District and Regional Planning Commission) Coalition Member Counties: Clark (114,262), Floyd (76,179), Harrison (39,299), Scott (23,712) and Washington (27,878)**
- ii. Population: **281,330 (River Hills Economic Development District and Regional Planning Commission) Target Areas Population: Salem Tract 9675: 2,999; Corydon: 3,114; Scottsburg Tract 9670: 5,312; Clarksville Tract 504.1: 2,915; New Albany Tract 702: 1,756**

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: River Hills Economic Development District and Regional Planning Commission

### ***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Coordinated Public Funding for Brownfields

Page Number(s): Pages 6, 7 & 9

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### ***Assessment Other Factors Checklist***

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	<b>X</b> Page 1 (see below)
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	<b>X</b> Pages 7 & 8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	<b>X</b> Page 9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	<b>X</b> Page 1 & 5

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**Note:** 30 of the 33 communities included within the coalition have a population of less than 10,000.



**1.a.i. Community Need: Targeted Community Description:** River Hills Economic Development District and Regional Planning Commission (River Hills) serves the five counties: Clark, Floyd, Harrison, Scott, and Washington, and is the lead applicant for this Brownfields Assessment Grant proposal. Together, this coalition has 33 local units of government and a total population of 251,803. Small towns with populations less than 10,000 make up thirty of the thirty-three communities, and because of their small size do not have the resources to apply for brownfields funding on their own. River Hills unifies the coalition partners with economic and community development services such as grant application assistance and project management. Their guiding principles are detailed in their Comprehensive Economic Development Strategy (CEDS), which is updated yearly, and assesses the problems that exist within each community, rating them by priority and feasibility. River Hills and its coalition partners recognize the threats existing brownfields represent to children and the poor, our most vulnerable citizens, living near these sites and needs this grant to improve economic conditions and, through brownfield redevelopment, foster more stable and diversified economies, and improve the quality of life.

The River Hills region sits between the major metropolitan areas of Louisville, Kentucky and Indianapolis, Indiana, and is bordered by the Ohio River to the south and traversed by the Blue River and Indian Creek, along with numerous smaller tributaries. The relatively larger communities of Jeffersonville, Clarksville and New Albany have populations over 10,000 and are part of the Louisville metropolitan area. That proximity brings the amenities of city life, but also brings environmental burdens as air and water pollution cross over from Louisville, which was listed as one of the top ten most polluted cities in the country by CNN in 2012.

Economic roots for the region are in munitions production, iron, steel, wood, plastic, and rubber manufacturing, and transportation industries such as ship-building and railroads. The local economy took hits throughout the 20<sup>th</sup> and early 21<sup>st</sup> century. The region, which has faced frequent flooding, was decimated by the Great Flood of 1937, which left Clarksville under 12 feet of water for weeks. The Great Recession of 2008 hit hard as well, especially in towns like Scottsburg. Within a week during October 2008, two of that city's largest employers announced they were closing and a total of 239 jobs were lost. As of June 2013, Scott County still had one of the highest unemployment rates in the state. Economic and natural disaster disruptions caused a chain reaction of businesses closing. As industrial centers shut down, the gas stations, commercial centers, and historic downtown enterprises that supported them also went out of business, creating widespread job loss. The targeted communities of Salem, Corydon, Scottsburg, Clarksville, Charlestown and New Albany all demonstrate this pattern and all face a higher-than-average number of families and children living below the poverty line. The targeted populations are individuals in poverty and the unemployed who are most affected by brownfields, as they are financially "trapped" living in the midst of vacant, blighted buildings that result in reduced property values or dilapidated rental housing in high crime areas. These brownfields include former commercial and industrial properties like Childcraft, Keller Manufacturing, the Corn Factory, the Indiana Army Ammunitions Plant (INAAP), Marshall's Auto Sales and the Leather Company Tannery (all targeted sites in this initiative) that contain physical hazards and environmental contamination in the form of spilled chemicals and damaged building materials. The loss of these businesses and the numerous supporting small businesses has exacerbated the cumulative economic hardships, environmental issues and deteriorated living conditions imposed upon the residents living in the targeted areas.

**1.a.ii. Demographic Information:** The median household income of the targeted communities is over 27% less than Indiana's and 33% less than the United States, so it's not surprising that more than 1 in 4 people in these communities lives in poverty, a rate 57% higher than the state or nation. The percentage of children in poverty spikes to over 40% in Corydon and Charlestown. A driver of these excessive poverty rates is the high unemployment rate in these targeted communities, which averages at over 15%, nearly 40% higher than Indiana or the US. A 2014 study by Indiana University of the Southern Indiana Louisville Metro (SILM) took a county-wide look at the extent of poverty and its implications for four of the five counties represented in this coalition. They found that, "12.4 % of the population fell below the federal poverty line in 2010 and more than a third were located in high poverty (20-39% poverty rate) or extreme poverty (poverty rate of 40 % or more) census tracts. While these figures are not terribly surprising in the wake of the worst recession since the Great Depression, the patterns of poverty warrant some attention." The following table provides pertinent data for the targeted communities of this proposal.

Demographic	Community/County/Tract No.						Indiana	US
	Salem Washington 9675	Corydon Harrison	Scottsburg Scott 9670	Clarksville Clark 504.1	Charlestown Clark 509.03	New Albany Floyd 702		
2014 Population	2,999	3,114	5,312	2,915	4,803	1,756	6.5 MM	309MM
% Minority	1.9%	4%	1.9%	11.4%	16.2%	8.4%	15.4%	26.0%
All Individuals - poverty	<b>19%</b>	<b>34.1%</b>	<b>22.2%</b>	<b>17.7%</b>	<b>28.1%</b>	<b>35.6%</b>	15.4%	15.4%
Children - poverty level	<b>25.1%</b>	<b>47.9%</b>	<b>23.5%</b>	8.1%	<b>40.5%</b>	<b>35.5%</b>	16.6%	12.20%
Food Stamps - SNAP	<b>13.3%</b>	<b>19.0%</b>	<b>22.4%</b>	9.6%	<b>26.4%</b>	<b>30.2%</b>	12.1%	12.4%
% Unemployment (2014)	<b>16.1%</b>	<b>16.2%</b>	<b>13.6%</b>	<b>11.0%</b>	<b>15.0%</b>	<b>13.6%</b>	8.8%	9.2%
% County Unemployment	4.2%	3.7	4.4%	3.8%	3.8%	3.4%	4.4%	5.1%
Median Household Income	<b>\$35,838</b>	<b>\$37,443</b>	<b>\$34,779</b>	<b>\$39,688</b>	<b>\$34,337</b>	<b>\$29,550</b>	\$48,374	\$53,046
Worked Outside County of Residence	<b>28.8%</b>	15.6%	<b>29.5%</b>	14.2%	9.9%	<b>24.2%</b>	25.70%	23.60%
All data from US Census, American Community Survey (ACS) 2014 with exception of County unemployment (Bureau of Labor, 9/2015)								

The SILM study also concluded that poor areas have lower rates of health insurance, home ownership, and labor force participation, higher rates of female headed family households, and more than twice the child poverty as the region as a whole. Key findings of the SILM study include:

- While the total population grew 8.4 % from 2000-10, the number of people in poverty increased 59.2%.
- The concentration of the poor in high poverty census tracts more than doubled from 2000-2010
- The child poverty rate in SILM's poverty areas is 42.2%, compared to 17.9% for the area as a whole.

Unfortunately, Scott Co., the only county not examined in this study, faces even higher levels of poverty than its neighbors who were included, with over 20% of its residents living in poverty.

**1.a.iii. Brownfields:** River Hills has identified over one hundred potential brownfields (gasoline/service stations, former manufacturing plants, auto dealerships, salvage yards, machine shops) ranging in size of ¼ acre to over 15,000 acres, and the Indiana Department of Environmental Management (IDEM) identified dozens of sites with known environmental contamination within the coalition. These sites are predominantly located in low-income neighborhoods, adjacent to riverine ecosystems and represent direct threats to drinking water sources, with no regulatory history or oversight. Residents are being exposed to brownfields contaminants via direct contact, ingestion, and inhalation due to airborne particulates and vapor intrusion. The Coalition's overriding health and welfare concern is the concentration of brownfields in low-income areas, and the impacts the brownfields are creating on the sensitive populations and ecosystems. The table below contains information about six targeted brownfield sites identified by the coalition that will be assessed for redevelopment, and the potential health effects the contaminants pose to the sensitive populations in the targeted communities. These sites are also community eyesores and symbols of disinvestment and blight.

TARGETED COMMUNITY AND BROWNFIELD SITES
<b>Childcraft, Salem, Washington Co., 8 acres:</b> This site consists of an abandoned building surrounded by single family homes on the West Fork of the Blue River, which frequently floods and is on Indiana's 303(d) List of Impaired Waters. This former furniture manufacturer utilized solvents that can impair the central nervous system, heart function, liver, and kidneys, impaired fetal development. Several of these solvents were identified in the soil and groundwater at the site during the 1990s. This documented contamination may also represent a vapor migration and intrusion concern into nearby homes and businesses.
<b>Keller Site, Corydon, Harrison Co., 7.7 acres:</b> This former furniture manufacturer sits along the Indiana Creek, which is on Indiana's 303(d) List of Impaired Waters, and is bounded to the east and west by single-family homes. This manufacturing company generated hazardous wastes including non-halogenated solvents and paint solids containing solvents, and lead and cadmium. Exposure to these substances can impair the bone marrow, blood, and immune system; can also cause respiratory problems, lung, skin, or bladder cancer; affect the immune, reproductive, and neurologic systems; cause kidney damage, damage the blood vessels; and cause fetal toxicity and birth defects. This site received an assessment through the Indiana Brownfields Program in June 2008; however, further investigation of the contaminated area is required.
<b>Former Corn Factory, Scottsburg, Scott Co., 4.8 acres:</b> A former corn canning facility surrounded by residential properties, a greenway, and the City park; and consists of a large, unsecured, abandoned manufacturing building in a state of collapse. Contaminants such as petroleum hydrocarbons from equipment lubricants and fuels, and pesticides impair immune systems and cause health problems such as cancer, attention-deficit (hyperactivity) disorder and nervous system disorders.

<p><b>Former Indiana Army Ammunitions Plant, Charlestown, Clark Co., 6,000 acres:</b> The former Charlestown Powder Plant includes three distinct facilities: Indiana Ordnance Works (IOW) Plant 1, IOW Plant 2 and the Hoosier Ordnance Plant. These installations were built as small, self-contained cities. The construction and operation of these plants tripled the population of Charlestown between 1940 and 41, and during the war effort, production employment reached approximately 25,000 workers. Although cleanup has been implemented to mitigate explosion risks at the facility, the environmental concerns remaining at this facility include: soil and groundwater contaminated by the release of fuels, solvents, oils, metals polychlorinated biphenyls (PCBs), and asbestos, which could result in lung cancer, skin irritation; respiratory problems, blood vessel damage, birth defects, liver, kidney, nerve damage, cancers. The site borders Charleston's State Park and Ohio River.</p>
<p><b>Marshall's, Clarksville, Clark Co., 26.6 acres:</b> This property is located in a mixed industrial, residential, and undeveloped area that is bordered to the north by the Ohio River Greenway and to the south by residential properties and the Ohio River. The property has been used to bury construction demolition debris since 1974, and it has been estimated that the debris may be up to 50 ft deep. The US EPA and IDEM have determined the site to be contaminated with semi-volatile organic compounds (naphthalene), PCBs, and metals. The extent of these contaminants is unknown and may pose health risks such as respiratory problems, reproductive and immune system damage and impaired fetal development and defects (teratogens).</p>
<p><b>Former Tannery, New Albany, Floyd, 4 acres:</b> This site is located between a residential neighborhood and Silver Creek, which is on Indiana's 303(d) List of Impaired Waters, and consists of a vacant, unsecured 75,000 square foot building that has partially collapsed. It has a history of chemical spills from over a century of tannery operations. Previous assessments have confirmed the presence of contaminants including petroleum hydrocarbons and other solvents such as benzene that can impair the bone marrow, blood, and immune system. Old buildings may contain asbestos, mold and lead paint. Inhalation of asbestos fibers is known to cause cancer. Mold exposure can affect the upper respiratory system and worsen asthma symptoms.</p>
<p>Information regarding contaminant effects was gathered from: <a href="http://www.atsdr.cdc.gov/substances/index.asp">www.atsdr.cdc.gov/substances/index.asp</a></p>

**1.a.iv. Cumulative Environmental Issues:** Poor residents of our targeted communities disproportionately suffer from multiple sources of environmental impact including contaminated water from flooding and air emissions from coal-fired power plants and automobiles. The Ohio River is one of the region's greatest resources, but due to inadequate infrastructure, its floodwaters have been an issue since the Great Flood of 1937. Frequent flooding continues during the fall, winter, and spring. Because much of the region uses combined sewers that transport stormwater, industrial wastewater, and sewage in the same pipe; heavy precipitation results in the release of untreated sewage and wastewater directly into the Ohio River, Blue River, and Indian Creek. Each of these rivers is on the IDEM Section 303(d) List of Impaired Waters due to the levels of PCBs, dioxins, and E. coli, and studies have shown elevated mercury in fish tissue. The frequent flooding of brownfields and other industrial properties causes the spread of contamination including the migration of organic vapors from petroleum and solvent contaminated sites into nearby buildings.

Air quality is another concern due to coal-fired power plants and automobile exhaust in our community. The R. Gallagher Generating Station is a four-unit coal-burning power plant located along the Ohio River in the town of New Albany, Indiana in southernmost Floyd County, one of our targeted communities. In January 2009, the Institute of Southern Studies ranked the Gallagher Generating Station as 91st on their list of most polluting power plants. In 2010, the Clean Air Task Force evaluated the deaths and other health effects attributable to fine particle pollution from coal-fired power plants. Fine particle pollution consists of a mixture of soot, heavy metals, sulfur dioxide, and nitrogen oxides. The study determined the impacts are especially severe among the elderly, children, and those with respiratory disease; and affect low-income and minority populations disproportionately, due to the tendency of companies to avoid locating power plants upwind of affluent communities.

The River Hills Region is a major mid-America crossroads at the junction of north/south freight corridor between Mobile, AL and Chicago, IL. This stretch of road where I-65, I-74, and I-71 meet contains some of the oldest links to the interstate system dating back to the 1950's. They were originally designed for 80,000 vehicles per day, but currently the interstate carries more than 140,000 daily causing massive congestion, traffic jams, and accidents near Clarksville, one of our targeted communities. According to the EPA led 2005 National-Scale Air Toxics Assessment, Clark County has the third highest cancer risk due to air pollution in the state, preceded only by Marion and Lake Counties (Indianapolis and near Chicago). Formaldehyde and benzene, two chemicals that are produced by automobile emissions and industrial processes, constitute 64% of the contribution to cancer risk in the county. A review of the national 2014 county health rankings issued by the Robert Wood's Foundation indicates that all of the counties in the region are in the lower 50% of counties in Indiana for their physical environment, including air quality.

Our environmental justice concerns reflect the abundance of brownfields in the low-income, minority neighborhoods in our targeted communities, along with the frequent flooding, sewer overflows, air pollution, as well as the health issues described below, demonstrate a link between poverty and poor health. This link illustrates a disproportionate and cumulative impact from contamination of our environment to low-income residents in the region. Impoverished populations often have poor nutrition and limited access to health care and are therefore more likely to experience, and not treat, health problems associated with contaminant exposures.

**1.b. Impacts on Targeted Community:** Environmental justice is a concern in our targeted communities because of the cumulative environmental impacts of air and water pollution discussed above, and because of the concentration of known and potentially contaminated brownfields in areas facing poverty. Our communities are populated with impoverished, sensitive receptors, including a high number of children living in poverty. These residents disproportionately live near brownfields and continue to bear the brunt of exposures to environmental pollutants associated with living near current and former industrial facilities. Each of our targeted sites: Childcraft, Keller Manufacturing, Corn Factory, INAAP, Marshall's Auto Sales and the Former Tannery are all adjacent to low-income neighborhoods, parks, waterways, or all three. The poor do not have the means to move away from potential brownfields, which makes them more susceptible to health issues stemming from exposure to contaminants. There are several health issues in our counties that can be linked to exposure to the potential chemicals in brownfield sites. While the precise relationship between these sites and the health concerns shown in the table below has not been determined, it is notable that the region's mortality rates for heart disease, cancer, respiratory cancer, kidney disease, chronic lower respiratory disease, Alzheimer's, and stroke, are elevated, and its fertility rate depressed when compared to state and national averages. Sixteen percent of the region's population are disabled, 20% higher than Indiana and the US. The teen birth rate and number of residents in fair/poor health is up, while the safety of drinking water is down. With the EPA funding, River Hills will identify brownfields and sources of contaminant exposure to address related health impacts throughout our region, and for our targeted tracts and communities that do not have access to resources or capacity to address these issues. Data about these rates are included in the table below.

	Washington	Harrison	Scott	Clark	Floyd	Region	Indiana	US <sup>1</sup>
<b>Mortality Rates of Selected Diseases from the Indiana State Department of Health, 2012</b>								
Cardiovascular Disease	302.56	232.25	263.66	267.00	264.69	<b>263.99</b>	247.00	304.73
Malignant Neoplasms (Cancer)	180.2	190.1	208.3	216.6	162.7	<b>195.0</b>	184.1	184.6
Malignant Neoplasms of trachea, bronchus and lung	53.52	74.19	70.03	75.66	44.41	<b>67.02</b>	54.69	50.30
Nephritis (kidney disease)	22.51	25.46	46.54	29.00	17.47	<b>22.92</b>	16.92	14.70
Chronic lower respiratory disease	59.5	49.7	55.6	60.8	59.4	<b>57.0</b>	55.4	46.0
Alzheimers	8.75	47.85	51.37	23.00	50.59	<b>41.39</b>	28.01	27.20
Stroke	44.58	36.95	54.26	40.07	40.22	<b>48.46</b>	42.33	41.40
Disabled population <sup>2</sup>	16.0%	16.4%	17.0%	15.8%	14.7%	<b>16.0%</b>	13.3%	12.3%
<b>Data below from the Robert Wood Johnson Foundation, 2013</b>								
Drinking water safety	31.00%	39.00%	33.0%	0.00%	0.00%	<b>21%</b>	2%	0%
Residents in poor/fair health	27%	12%	24%	16%	19%	<b>20%</b>	16%	10%
Fertility Rate per 1000 births	62.1	56.6	62.6	65.4	60.3	<b>61.40</b>	65.10	63.2
Teen birth rate per 1,000 teens	43	34	63	49	40	<b>45.80</b>	41.0	21
<sup>1</sup> US data from the Centers for Disease Control, 2011 <sup>2</sup> Data from US Census Bureau, 2013								

In addition to the impact from exposure to contaminants, our brownfields also serve as "safe havens" for illicit drug use and other crimes that directly affect the health of our residents. For example, the Indiana State Department of Health announced in November 2015 that the Centers for Disease Control are sending 10 Specialists to help with the HIV outbreak in our communities, which has afflicted 181 of our citizens that are extraordinarily susceptible to the effects of pollution. The CDC assistance includes ongoing monitoring for an additional 300 residents that are at risk. To help prevent further infections, our county health departments have established syringe exchange programs.

**1.c.i. Financial Need: Economic Conditions:** Because of high resident poverty and unemployment, multiple major disaster declarations, decreased funds due to property tax caps, and because of the small size of the

targeted communities, it is difficult for the communities within the River Hills district to fund brownfield redevelopment on their own. According to a 2014 study undertaken by the Indiana University, the poverty rate in southern Indiana increased by nearly 60% from 2000 to 2010. This study used data from four of our five counties: Clark, Floyd, Harrison and Washington. Data for Scott County is also in line with their findings, according to the US Census. Poverty rates are rising because of the economic recession, slow pace of recession recovery, and cuts in supporting government funds, such as the property tax caps imposed in 2008. The State legislature adopted these new tax standards for all residential, commercial, farmland, and industrial properties effective in 2010. The caps benefitted taxpayers, however, resulted in a reduction of revenue to local governments. The reduction in tax revenue has impacted our communities exceptionally hard due to their required investment to upgrade and improve wastewater/stormwater management to address the CSO overflows and flooding. Corydon (\$500K), Scottsburg (\$672K), Clarksville (\$29MM), New Albany (\$6MM) have all invested to reduce flooding and CSO overflows

Over the past five years, all five of our Coalition counties were declared major disaster areas by the President according to FEMA, with a total of 10 disasters in the region since 2008. These include damages from flooding, tornados, winds, and winter storms. The financial impact to local government for all of these disasters was \$55.9MM, according to FEMA. It may still be too soon to grasp the full impact of 2012's Drought Disaster Declaration from the Secretary of Agriculture, as we will be experiencing the effects of such a large-scale climatic disaster for years to come. According to the National Climatic Data Center, the 2012 drought will rank as the 10th-most severe drought in the nation since 1895. The drought impacts farmers dramatically by increasing costs of water and livestock feed, and decreasing fall harvests. These disasters have crippled the targeted communities through extensive property and environmental damage.

**1.c.ii. Economic Effects of Brownfields:** Our targeted communities also face economic development issues that are exacerbated by the presence of brownfields. Vacant, deteriorating properties cause property values around them to decline, especially as they become hot spots for vandalism, drug use and crime, making it even more difficult to draw employers and investors to the region. Vacant commercial and industrial properties can drain the tax base, as they require upkeep that draws from municipal finances. Unused industrial sites, such as Childcraft, Keller Manufacturing, Corn Factory, INAAP, Marshall's Auto Sales and the Former Tannery, represent a dearth of thousands of jobs in the region, that according to the Ball State University Center for Business and Economic Research represents an annual wage of almost \$45,000 per manufacturing job, which is almost 30% more than the median household income across our targeted communities. It is vital to redevelop these, as well as smaller sites, to reduce the poverty in our communities. The neighborhoods surrounding brownfields are also in crisis. The table to the right demonstrates the plummeting prices of homes in the vicinity of brownfields as compared to the average price of homes in their respective communities. In New Albany, the average home price around the Former Tannery is about 1/3 of the median home price in the town. The median home price in the vicinity of the targeted sites in Clarksville and Salem is almost 50% of the median price of the homes in those communities. As indicated in the demographics table provided earlier, nearly 30% of the employed residents within three of our targeted communities (Salem, Scottsburg and New Albany) must leave their county to perform their job. This reduces the tax income to the county, thereby reducing the services the county can afford to provide.

Targeted Community	Median Home Price <sup>1</sup>	Median Home Price in Targeted Site Neighborhood <sup>1</sup>
Salem	\$109,900	\$58,923
Corydon	\$129,900	\$92,550
Scottsburg	\$86,500	\$57,095
New Albany	\$109,990	\$33,857
Clarksville	\$100,000	\$53,833

<sup>1</sup> [www.zillow.com](http://www.zillow.com) 2012-2014

## **2. Project Description and Feasibility of Success**

**2.a.i Project Description:** In FY2015, River Hills applied for an EPA Brownfields Grant and was unsuccessful. Our EPA de-briefing was encouraging and our coalition members, community members and stakeholders are eager for us to reapply. During the past year, we have continued to provide outreach to strengthen our program and add sites to our inventory. River Hills is requesting a \$600,000 US EPA Coalition Assessment Grant for Petroleum and Hazardous Substances on behalf of our 5 county coalition. This grant will fund community outreach, an updated inventory, up to 22 Phase I Environmental Site Assessments (ESAs), 16 Phase II ESAs, and 6 Cleanup Plans. These activities will catalyze our efforts to redevelop blighted, underutilized industrial sites, increase the tax base, create jobs, and improve the quality of life throughout our coalition with an emphasis on the targeted communities in Salem, Corydon, Scottsburg, Charlestown, Clarksville and New Albany.

River Hills is leading this coalition to face the challenge of maintaining a balanced utilization of the region's natural, historic, and physical resources. Our 5 coalition counties encompass a dynamic economic development region designated by the Economic Development Administration and united by the Comprehensive Economic Development Strategy (CEDS) developed by the Coalition. Through the CEDS, the Coalition ensures that all communities in the region are represented when setting regional priorities and are continuously informed of the State and Federal funding available to them. The CEDS is developed through broad-based community participation with input from public and private sectors. It complements local planning efforts as a roadmap for communities to diversify and strengthen our region's economy. Our goals for the EPA Brownfields initiative aligns with the primary goals of the CEDS, to "Create a stable, diverse, and balanced economy with: a sound physical infrastructure, high quality human resources, enhanced quality of life with a clean, safe and hazard free environment in which to live, work, and play." Using the CEDS, the coalition counties have created an environment for a successful brownfields program. Numerous brownfields projects have already been identified and prioritized for each coalition member in the CEDS.

The requested EPA funding will catalyze our efforts to prioritize our inventory. Based on our current inventory, it is expected that we will need more hazardous funding than petroleum. The prioritization process will target projects that provide opportunities to create jobs, improve public health through cleanup and redevelopment, improve the quality of life in communities suffering from income disparity, and have strong potential for redevelopment from an economic development standpoint and job creation. Former industrial brownfields sites like Childcraft, Keller Manufacturing, the Corn Factory, INAAP, Marshall's Auto Sales and the Leather Company Tannery, rank high because of their proximity to neighborhoods and the detrimental health and socioeconomic effects they are having on the community. Sites such as INAAP, located in urban enterprise zones (UEZ) and/or located in Tax Increment Financing (TIF) zones will also be given priority because of their economic development potential and ability to leverage local, state and federal funds. Developments are already underway in each targeted community that will leverage the redevelopment of the targeted sites.

The **Childcraft** site (Salem), which consists of an abandoned building surrounded by single family homes on the West Fork of the Blue River, has been identified for future manufacturing in the Washington Comprehensive Plan. The documented contamination of the soil and groundwater at this site will be assessed for the potential impacts to the sensitive receptors and determine if engineering controls can permit its safe reuse as commercial land. The **Keller** site (Corydon) is a former furniture manufacturer that sits along the Indiana Creek and is bounded to the east and west by single-family homes. The assessment and redevelopment of this site as conference center, hotel, antique mall, and restaurants is in-line with the goals established in the Corydon Main Street Downtown Focus Plan, which includes an amphitheater, courtyards, and linkage of urban trails along the creek. The **Corn Factory** (Scottsburg) is a former canning facility surrounded by residential properties, a greenway, and the city park; and consists of a large, unsecured, abandoned manufacturing building in a state of collapse. This property is supported by the Scott County Comprehensive Plan to be developed as greenspace that will remove blight from the existing greenway trail and expand the adjacent park to improve the quality of life for surrounding residents. Redevelopment of the former **INAAP** (Charlestown), which is believed to be the single largest abandonment in the United States, is supported by the Clark County Comprehensive Plan. The site is being redeveloped under the direction of River Ridge Development Authority; and the funds available through this brownfields grant will be used to assess the site, evaluate potential health risks to occupants, prepare the site for redevelopment as a modern business park and assist with the due diligence requirements for prospective purchasers. The **Marshall's** site (Clarksville) is one of a dozen brownfields sites located in a mixed industrial, residential, and undeveloped area that is bordered to the north by the Ohio River Greenway and to the south by residential properties and the Ohio River. The Clarksville 2015 West River Master Plan identifies the redevelopment of these brownfields sites as an opportunity to enhance access to the Ohio River and the Greenway with mixed use apartments, restaurants, local shops and entertainment venues. The town has conducted initial assessment of the 26 acre project and the EPA grant funds will be critical in determining appropriate engineering controls to prevent contact, migration of the contaminants on the site, and due diligence for property acquisition.

**2.a.ii. Project Timing:** Upon notification of the grant award, the Memorandum of Agreement (MOA) between our 5 counties (outlines roles and responsibilities of the coalition counties with respect to Cooperative Agreement terms) will be submitted with a grant package that includes our draft workplan and federal forms for approval by our assigned EPA project manager. Jill Saegesser, Executive Director of River Hills, will lead the River Hills staff, ensure compliance with the Cooperative Agreement Terms and Conditions over the three year term, and convene the River

Hills brownfields selection committee. The committee will be composed of county appointed members and targeted community representatives. We have begun developing a pipeline of prioritized projects that will be available by October 2016 to be evaluated for eligibility, site access and potential for redevelopment. River Hills has prepared standardized access agreements but will rely on individual communities to coordinate site access. River Hills staff will also be responsible for gathering input from the public and distributing project information to community stakeholders; and charged with day-to-day grant operations, public outreach, project management, reporting and fiscal management. Once funds are made available, River Hills will set up electronic funds transfer through the federal ASAP system, submit program and financial quarterly updates, and enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

Also by October 2016, the environmental consultant, which will be experienced with the EPA and Indiana Brownfields Program (IBP), will be selected by River Hills in compliance with Federal procurement requirements (2 CFR 200 and EPA's rule 2 CFR 1500). The consultant must have the capacity to begin immediately and complete the project in 3 years as well as have a proven track record with successful US EPA grants, State grants/loans, other incentives and greener cleanup methods. Following selection of the consultant, the pre-Quality Assurance Project Plan (QAPP) call will be scheduled with EPA and the QAPP will be prepared and submitted by December 2016 for EPA review and approval. While the QAPP is under review, eligibility determination forms will be submitted to EPA or IBP for review. Once deemed eligible and access granted, Phase I ESAs will be conducted in accordance with ASTM E-1527-13. By February 2017, we will have a pipeline of prioritized sites to begin Phase II assessment work (pending EPA approval of the QAPP). Upon receipt of assessment results, the environmental consultant will work with the River Hills and coalition partners to develop cleanup and site use strategies that support redevelopment and improve the environment and health of residents. After completion of initial assessment activities, further investigations may be needed to define the extent of contamination and design environmental response actions for cleanup and safe reuse. Contaminated sites may be entered into the IBP, Indiana Voluntary Remediation Program (VRP), or Leaking Underground Storage Tank (LUST) Program. The results of assessments will be disseminated to the community via public meetings and notification of community-based organizations. If health threats are identified, IDEM and the appropriate county health department will be notified immediately. Cleanup Plans will immediately be developed for priority sites, integrating the county health departments and IBP recommendations. If needed, the River Hills will seek additional funding from local, state and/or the EPA sources for subsequent environmental response actions. Monthly project team meetings and quarterly outreach/community engagement sessions will ensure individual projects are progressing and overall completion within the 3-year time limit. A summary of the work completed under the grant and associated outputs will be documented in summary reports submitted quarterly to the EPA project manager.

**2.a.iii. Site Selection:** River Hills will steer the Brownfields Selection committee made up of representatives from each county and the targeted communities. The highest priority projects are those eligible sites where access is available and have been deemed to have a direct impact on the community's economic well-being or quality of life by the selection committee. Specifically, the committee will utilize the established CEDS ranking process to prioritize projects that have strong potential for job creation, attraction/retention of business and elevating the quality of life within the communities. Sites in our targeted communities will rank higher due to poverty rates, potential contaminant exposure and established revitalization plans. Additionally, sites within UEZs and/or TIF zones will be favored due to their leveraging ability. River Hills will rely on individual communities to coordinate **site access**. If necessary, each county's Health Department has legal means of accessing sites if site access proves difficult.

## **2.b. Task Description and Budget Table:**

**2.b.i. Task Description:** River Hills will address the required minimum of 5 sites with this funding; 22 Phase I's, 16 Phase II's and 6 Cleanup Plans are **outputs** for this project. Each member county will have their highest priority sites assessed as the budget allows. 93.5% of the budget is allocated to contractual activities. **75% of the total budget is allocated to Phase II investigations** in order to maximize opportunities for redevelopment. Task costs are based upon interviews with previous awardees. Expected **outcomes** of these tasks will be tracked by River Hills accordingly: number of acres assessed and made ready for reuse; number of jobs created; dollars leveraged funds through private, state and federal resources; and eventual cleanup or minimization of exposure to hazardous substances and other contamination.

### **Other anticipated outputs include:**

- River Hills staff, coalition members, and our partners will conduct an inclusive outreach program in the region to engage the residents of our targeted communities as well as the public at large.



- River Hills staff will update, maintain, and prioritize the regional inventory for brownfields;
- A Quality Assurance Project Plan (QAPP) and associated updates will be prepared.

**Task 1 Programmatic Activities and Outreach:** The \$36,800 budget (\$23,500 haz/\$13,300 petro) includes programmatic/community engagement and personnel costs (\$18,000), travel (\$4,000) and contractual (\$14,000). *Output = 4 kickoff meetings and 36 stakeholder meetings.*

Personnel: \$18,000 (360 hrs at \$50/hr): (\$12,000 haz; \$6,000 petro): River Hills will:

- Maintain Compliance with Cooperative Agreement and grant and financial reporting.
- Participate in brownfields/economic development workshops, conferences.
- Advertise RFQ, ensure procurement meets Federal requirements, review proposals, select qualified Environmental Consultant; oversee consultant contract terms/consultant activities.
- Track outputs/outcomes; seek partners and project leveraging funds from local, State, and Federal .
- Engage the community by providing coordination/support/record for 6 public meetings, 36 stakeholder meetings; draft media releases for newspaper and radio releases, post FAQ sheets and program status on the River Hills website, provide individualized presentations for targeted communities; coordinate/maintain outreach and services that our partners offer this initiative.

Travel: \$4,000: (\$2,000 hazardous; \$2,000 petroleum): Travel (airfare, lodging, per diem) to the EPA or other regional Brownfield Conferences (\$3,300); other training opportunities (\$700).

Contractual: \$14,000: (\$9,000 hazardous; \$5,000 petroleum): Costs include drafting technical summaries of activities; assistance with community engagement; participation in stakeholder and property owner meetings; development of presentation materials and handouts.

**Task 2: Inventory and Prioritization:** The \$11,000 budget (\$7,000 haz; \$4,000 petro) includes personnel costs at \$4,500 (90 hrs at \$50/hr) to meet with stakeholders, collect eligibility data; maintain inventory; input data into EPA's ACRES and the River Hills website. The remaining \$6,500 in contractual covers collecting technical data for eligibility requests and the set up and maintenance of the Brownfield Inventory Tool (BIT) created by EPA Technical Assistance to Brownfields program. *Output = 100 brownfields identified.*

**Task 3: Phase I and II Environmental Site Assessments (ESAs):** The \$523,100 budget includes personnel costs (\$9,500) and contractual costs (\$513,600). Personnel costs (190 hours at \$50/hr) include arranging site access, contractor oversight, report review, and discussion of findings with stakeholders. Contractual costs include a Quality Assurance Project Plan and annual updates (\$4,000), 22 Phase I ESAs under ASTM E1527-13 (15 haz, 7 petro) estimated at \$2,800 each and 16 Phase II ESAs (11 hazardous, 5 petroleum) under ASTM standards and State guidance estimated at \$28,000 each. **River Hills will also provide \$6,000 towards Phase I and/or Phase II assessments.** *Output=22 Phase I ESAs and 16 Phase II ESAs completed.*

**Task 4: Cleanup Planning:** The \$29,100 budget includes: \$27,000 (\$13,500 each haz/petro) contractual cost to develop 6 greener cleanup plans, and \$2,100 (\$1,500 haz and \$600 petro) personnel cost (42 hours at \$50) include meetings with State agencies, property owners, community stakeholders and consultants to develop viable reuse plans and integrate green remediation options. *Output=6 cleanup plans completed*

## 2.b.ii. Budget Table

Program Tasks	Task 1: Programmatic Outreach	Task 2: Inventory, Prioritization	Task 3: Phase I Phase II	Task 4: Cleanup Planning	Budget
<b>Hazardous Budget</b>					
Personnel (non-administrative)	\$12,000	\$3,000	\$6,000	\$1,500	\$22,500
Travel	2,000				2,000
Supplies	500				500
Contractual	9,000	4,000	352,000	13,500	378,500
<b>Total Hazardous</b>	<b>23,500</b>	<b>7,000</b>	<b>358,000</b>	<b>15,000</b>	<b>403,500</b>
<b>Petroleum Budget</b>					
Personnel	6,000	1,500	3,500	600	11,600
Travel	2,000				2,000
Supplies	300				300
Contractual	5,000	2,500	161,600	13,500	182,600
<b>Total Petroleum</b>	<b>13,300</b>	<b>4,000</b>	<b>165,100</b>	<b>14,100</b>	<b>196,500</b>
<b>Total EPA Budget Requested</b>	<b>\$36,800</b>	<b>\$11,000</b>	<b>\$523,100</b>	<b>\$29,100</b>	<b>\$600,000</b>

Note: 6.5% program management; 93.5% Contractual

**2.c. Ability to Leverage:** The River Hills region is recognized by the United States Department of Commerce Economic Development Administration (EDA) as an Economic Development District (EDD). This recognition allows the River Hills to access EDA funds to carry out its mission, *which advances the EPA Region 5 priority of public funding that can be leveraged for brownfields purposes*. River Hills has extensive expertise in leveraging and developing partnerships that bring resources to our projects. Over the past 40 years River Hills has managed hundreds of federal and state projects worth \$136.8MM. To demonstrate our commitment to this brownfields initiative, **River Hills will provide \$6,000 towards Phase I and/or Phase II assessments**, the tasks which produce the most critical outputs of the grant project. Additionally, we will make a significant contribution to the project in staff time to review Phase I, Phase II reports and meet with the communities and prospective purchasers to discuss results and potential reuse plans. Additional leveraging opportunities include state and federal resources combined with Urban Enterprise Zone and Foreign Trade Zone located in the River Ridge Commerce Center (INAAP). According to the Indiana Economic Digest, when all is finished, the common core campus of the Center will “pave the way for an estimated 1.2 million to 1.8 million square feet of additional mixed-use office and industrial space within **River Ridge**, translating to approximately 4,800 to 7,200 additional jobs”. Millions of dollars in EDA funds and local, state and county bonds are currently being used to upgrade infrastructure to meet the needs of employers and employees. To date, the redevelopment of INAAP has created nearly 8,000 jobs and attracted \$400,000,000 in private investment; however, none of this redevelopment success has occurred on the Charlestown campus. As indicated in their leveraging letter, River Ridge Development Authority will notify interested redevelopment parties of the grant and will leverage their incentives toward redevelopment of the sites. Additional in-kind services will be leveraged through our County Health Departments and local governments. Letters documenting these commitments and other **leveraging resolutions** from our partners are provided in **Attachment E**.

Based upon our previous project experiences, numerous State and federal programs are available to provide leveraging opportunities. Specifically, the Indiana Finance Authority offers funding through the State Revolving Loan Fund for Section 319 Projects and the interest rate is reduced 5% for brownfields remediation. The Indiana Department of Natural Resources provides funding of up to \$150,000 and \$500,000 for the development of recreational trails and historic preservation projects, respectively. This funding could leverage projects in Clarksville, Scottsburg, and New Albany. The Indiana Office of Community and Rural Affairs offers grant opportunities for Main Street Revitalization (\$400,000), Planning (\$50,000), and Comprehensive Site Redevelopment (\$750,000), which could be utilized to cleanup and demolish blighted structures at our brownfields sites. The US EPA also offers funding programs that we plan to take advantage of when appropriate. These program include provides opportunities to Brownfields Cleanup Grants (\$200,000), Revolving Loan Funds (1.0MM), Area Wide Planning (\$200,000). The Economic Development Administration provides funding for Technical Assistance (\$50,000) that include studies, planning and assistance to advance local economic development, and Public Works funding (\$3.5 MM) for infrastructure expansion and upgrades required for brownfields redevelopment.

Another leveraging opportunity unique to Indiana is the significant funding allowed by the Indiana Supreme Court to remediate sites under basic general liability insurance policies of current/former owners of the site. River Hills will work with local attorneys to initiate the process if sites appear to have this option. Working with our partners at the state and federal level will ensure the success of our brownfield redevelopment projects. Existing partnerships already exist with the EDA via their funding of our organization, the Indiana Brownfields Program (through previous action on one of the targeted sites, the Keller Site), and the Office of Community and Rural Affairs (who distributes funds from the department of Housing and Urban Development). Funding will be sought through these and other programs already familiar to River Hills for site preparation and all phases of redevelopment.

**Other funds that will benefit this effort are already in process of being awarded.** Two of our targeted communities will benefit from funds privately leveraged by the Ogle Foundation: New Albany and Clarksville along the Ohio River. The Ohio River Greenway project is an ambitious 25-year implementation plan to develop a linear park system along the Ohio River. The Ogle Foundation is leading the project, with considerable local public input, and expects their contribution to be in excess of \$250,000. It is our hope that riverfront brownfields in these communities may turn into park facilities or commercial operations that fuel tourism and improve local quality of life. The Indiana Municipal Power Agency received a \$5MM federal grant to retrofit streetlights in 20 communities, including Scottsburg, to which it provides power. The grant is expected to help the communities collectively save about \$320,000 annually by retrofitting more than 6,800 streetlights to

make them more energy efficient. The Friends of the Ohio River Greenway have received a \$2MM grant to focus on the greenway development along the Ohio River. Their interest in the former Tannery (a targeted site) may result in leveraged funds being made available if the site is assessed/remediated.

**3.a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress:**

To ensure participation of our targeted population of impoverished families and children, we are relying on our local leaders and community based partners to arrange face-to-face meetings during community walkthroughs performed for the inventory and outreach tasks. As we comb through the targeted communities, spending time in town centers and gateways, we will discuss our activities with neighbors and business owners surrounding the site, providing them with fact sheets and requesting their input. River Hills will work with individual communities to advertise local brownfields workshops for resident education. The workshops will highlight current trends and opportunities in brownfields redevelopment, focus on sustainable brownfields issues, and will be conducted with the assistance of the EPA Technical Assistance to Brownfields program (TAB). We will request resident input via press release, surveys, and social media. We will seek input on developing the inventory and will solicit resident ideas for redevelopment. We will immediately report any health concerns with the brownfield sites to the County Health Departments, who will disseminate information to the public and respond appropriately to health threats. We will also address workforce development via social media by posting about opportunities that stem from this initiative, as well as opportunities through our leveraging partners and community based organizations listed below. Additionally, any jobs created as a result of the Brownfields Initiative will be advertised in local newspapers, Ivy Tech Community College, Mid-America Science Park, and Workforce Development Boards, and on web-based employment resources. We will stay apprised of potential employers moving to the Region and inform residents about upcoming opportunities via social media and our website.

**3.a.i. Community Involvement Plan:** The EPA Brownfields initiative is enthusiastically embraced by our Board of Directors. River Hills is supported by a 42-member board of directors including representative of each of our targeted communities. The board members consist of town and county elected officials, economic development professionals, private businesses, nonprofits, and a Governors' appointee. Each board member is responsible to conduct their individualized community involvement campaign to solicit sites from their constituency; River Hills staff has provided the board with fact sheets and the draft grant application and has requested input on the region's brownfields. Upon award of the grant this brownfields grant project will remain an ongoing agenda item and at all of the board meetings. Since June 2014, our staff has met individually with coalition member Counties, Scottsburg, Corydon, New Albany, Salem, and Clarksville officials to educate them about the EPA Brownfields program, and gather their input on the needs of their community for the grant. Our staff has also met with communities throughout the region through local and/or public meetings held in each county, discussed the brownfields initiative and requested input of sites for the project. Through these initial engagement opportunities, the community expressed their support and began identifying abandoned commercial and industrial properties and vacant and rundown buildings for consideration under this EPA grant proposal. Their early and continual involvement is vital as they provide significant outreach opportunities to discuss potential site reuse with developers, property owners, and prospective purchasers. We will continue to engage our residents and communities through our public meetings, during which public comments will be considered. We routinely use local newspapers and Town facebook pages to garner interest in local initiatives such as the brownfields project. Our experience has shown that the local health departments and our grassroots partners such as Ohio Valley Opportunities, Community Action of Southern Indiana, and Hoosier uplands (Community Action Agencies) are the most effective way to reach the impoverished targeted community through their Facebook and office postings.

**3.a.ii. Communicating Progress:** Upon grant award, we will issue a press release in local newspapers throughout our region and include information about upcoming meetings and outreach sessions. River Hills will also have the press release for local newspapers as well as "Inside Indiana Business," which is delivered by email daily to 45,000 people across the State. Reporting progress to stakeholders will be conducted through the quarterly Commission's Board Meetings, where there is at least one member representing every form of Municipal and County Government in our area. The quarterly update report, which will describe grant activities and projects, will be disseminated using our website and the Facebook pages of our local towns and community-based partners. To inform and involve the targeted communities, the Community Action of Southern Indiana, Ohio Valley Opportunities, and the Hoosier Uplands are community action programs that will assist with outreach. These agencies operate an array of programs which include, but are not limited to: Head Start and Child Care, Energy Assistance, Weatherization, Owner Occupied Rehabilitation and Housing Development Programs. Our community based organizations (Section 3c) and

leveraging partners (Section 2c) will also be provided quarterly updates and notices of meetings in their service areas to inform and encourage their constituencies to participate. English is our primary language of communication, but translators, sign language interpreters, and translated documents will be made available upon request to assist non-English speaking or hearing-impaired residents. Local dialogue and public input will continue as cleanup decisions are made in individual communities and reuse plans are developed with support from the Indiana Brownfields Program and local Health Departments. The dialogue and public input will continue as cleanup decisions are made and reuse plans are developed.

**3.b. Partnerships with Government Agencies: Local/State/Tribal Environment Authority:** River Hills will continue to work closely with the Indiana Brownfields Program (IBP) and the IDEM on all of our region's Brownfield projects. We have an established history with both IBP and IDEM on both hazardous and petroleum brownfields. The IBP performs environmental technical oversight and review for all brownfields projects receiving financial or legal assistance (including US EPA grants). IBP utilizes the IDEM Remediation Closure Guide (RCG), to achieve a balance between environmental protection and economic development. Following the RCG allows the opportunity for a site to achieve risk-based closure or make a seamless transition to or from IDEM remediation programs. The IBP, which has brownfield oversight for the State, will review/approve petroleum eligibility requests for this initiative. The IDEM has cleanup authority for the State and will work in concert with the IBP to approve cleanup plans, liability limiting letters for prospective purchasers, and deed restrictions (if needed) to promote redevelopment. Through IBP, we can also seek IDEM assistance if a site poses an imminent environmental threat to residents or the environment.

**3.b.ii. Other Relevant Governmental Partnerships:** The EPA and the IBP will be significant partners in providing funding and technical assistance as we build our capacity and establish our Coalition brownfield program. As an Economic Development District, the **Economic Development Administration (EDA)** will continue to provide funding and technical assistance to our distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and create/retain long-term, private sector jobs and investment. The **Indiana Economic Development Corporation (IEDC)** will market large industrial sites such as the INAAP nationally and provide tax credits for industrial rehabilitation projects. The EDA and IEDC resources are particularly important to the INAAP redevelopment as discussed earlier. The **USDA** provides loans to emerging rural small businesses and funds the construction of community facilities and will be our "go to" agency for loans as we identify potential developers and employers. The **Indiana Department of Natural Resources** is a significant resource for historic preservation and recreational trails and parks. The **Indiana Office of Community and Rural Affairs** provides resources to shape rural communities' visions for community and economic development as they grapple with brownfields. They fund infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment. Other State partners include the **Indiana Department of Transportation**, which provides funds for safe and efficient transportation and enhancements such as lighting, sidewalks, pedestrian and bicycle infrastructure, making our communities livable and walkable; and the **Indiana Housing and Community Development Authority**, which creates housing opportunities by facilitating tax credits for affordable housing.

### **3.c. Partnerships with Community Organizations**

**3.c.i. Community Organization Description & Role:** The community organizations listed in the table below have committed their in-kind time and resources to the brownfields initiative. Their role is described, and will materialize during the term of the grant.

Partner	Role
<b>Washington Co EGP</b> <b>Harrison County EDC</b> <b>Scott County EDC</b> <b>One Southern Indiana</b> <i>Agencies that promotes economic growth and improved quality of life within their designated communities.</i>	Market the brownfield program; provide input on site selection and prioritization; identify brownfield sites where businesses and industry are expanding; identify funds available for redevelopment of brownfield properties and determine if sites qualify for the State's Shovel Ready Program
<b>Hoosier Uplands</b> - <i>A nonprofit agency that provides services to the poor, elderly, and disabled.</i>	Aid with site identification, identify resources to assist target populations, help with redevelopment of sites, community outreach and awareness, and contribute reuse strategies
<b>Main Street Corydon</b> - <i>A nonprofit organization focused on making Corydon a place of excellence, energy and entrepreneurial spirit.</i>	Assist with our efforts to assess/redevelop the Keller site and helping to identify additional brownfield sites

<b>Community Action of Southern IN</b> - A nonprofit organization dedicated to improving communities of Clark, Floyd and Harrison Counties	Aid with outreach about program to residents they serve (low income families), assist with site identification and help identify resources to the targeted populations
<b>Scott County Chamber</b> - The chambers advocates on behalf of the business community.	Provide their members with updates and alerts regarding upcoming meetings, assist in identification of sites and aid in developing and identifying reuse strategies & resources
<b>Ohio Valley Resources</b> - A Community Action Agency tackling the root causes of poverty.	Assist with community awareness and outreach, reuse strategies and identification of resources to aid the targeted populations.
<b>Friends of the Ohio Greenway</b> - A nonprofit group to increase public and private awareness of the Ohio River Greenway	Assist with community awareness and outreach, reuse strategies for the Tannery site and identification of other brownfields sites
<b>Clarksville Redevelopment</b> - responsible for implementing projects and programs to encourage economic development within the town	Assist with identifying sites, aid in community outreach, provide meeting space, assist with due diligence research, and aid in the planning and acquiring funds for redevelopment.
<b>Clarksville Historical Society</b> - Dedicated to preserving and presenting the history of Clarksville, IN	Assist with community awareness and site selection and aid with issues pertaining to historic preservation

**3.c.ii. Letters of Commitment:** Letters from all of the community organizations are provided in Attachment D.

**4.a.i Project Benefits: Health and/or Welfare Benefits:** Our targeted sites: Childcraft, Keller Manufacturing, the Corn Factory, the INAAP, Marshall's Auto Sales and the Leather Company Tannery are all adjacent to low-income neighborhoods, parks, and/or waterways. The requested funding will allow the coalition to assess brownfield sites within our targeted communities and throughout the counties to identify public health risks, find potential exposure pathways, and plan for remediation of the sites. The assessment of these and other sites will determine the nature and extent of the known and suspected contamination that is affecting our residents; thereby, allowing for the quantification of costs to address the contaminants, which when unknown is a significant barrier to redevelopment. The redevelopment of these sites will not only provide needed jobs and services to our targeted populations (the poor and unemployed), but will also limit exposure to carcinogenic, mutagenic and teratogenic substances and eliminate dilapidated buildings that represent hazards to our residents. The redevelopment of these sites will also eliminate "safe havens" used by illicit drug users, which may help stem the HIV outbreak in our region.

Site	Health Benefits for Remediated Site-Specific Risks
Childcraft	The source of known soil and groundwater contamination will be remediated thereby reducing their potential migration to the nearby creek and residences. Development of the site will expand the local commercial/industrial base, which will create local jobs and increase tax revenues.
Keller Site	The extent of the known contaminated soil and groundwater will be determined and remediated to prevent exposure to these chemicals and prevent their migration into nearby waterways and beneath neighboring single family homes. The development of a conference center at the site will create local jobs, and the amphitheater and urban trails promote community recreation and connectivity through Corydon, which will promote higher quality of life.
Corn Factory	The site will be secured and suspected soil and groundwater contaminants will be addressed to reduce the risk of cancer, immune and nervous system disorders. Removal of the dangerous building will abate the asbestos and lead-based paint hazards and reduce drug activity. The development of greenspace/trails will remove blight, and create a safe route to school.
INAAP	The site will be secured and buildings demolished/recycled or renovated. Surface soil contamination will be removed/capped and the subsurface soil and groundwater will be remediated to prevent off-site contaminant migration and minimize their potential release during flooding. The planned development of this site will create local jobs, rejuvenate the community, expand local commercial and industrial tax base and address stormwater run-off.
Marshall's	The extent of the known contaminated soil and groundwater will be determined and remediated to prevent exposure to these chemicals and reduce their potential migration into nearby waterways and beneath neighboring residential properties during flooding events. Development of this site will preserve the historic character of the area, create jobs, remove blight, promote tourism and enhance public access to the Ohio River and the Greenway.
Former Tannery	The source of the known and suspected contamination of the soil and groundwater at the site will be fully defined and remediated. Additionally, the suspected asbestos, lead based paint and mold will be abated. The remediation of these contaminants will greatly diminish the health risks these hazardous constituents pose to the nearby residents when these hazardous materials migrate beyond the site boundaries during flooding, groundwater migration and/or wind-blown particles. Development of greenspace/trails will remove blight, reduce drug activity and provide connectivity of cities and towns along the Ohio River.

**4.a.ii.Environmental Benefits:** This grant will allow River Hills to assess more brownfields, continue identifying risks to residents including the potential exposure pathways, and take steps to remediate or mitigate risks. Removing or mitigating contaminants at our sites will lead to a healthier environment. Demolishing deteriorating

structures with barren grounds will decrease localized particulate matter and improve air quality. As new development occurs, storm water management will eliminate run-off from these sites reducing CSO events and detrimental impacts to our rivers and creeks. Improving water quality of our rivers/streams to make them safe, accessible, focal points for our communities will promote recreational activities and elevate the quality of life. Because brownfields are located in impoverished areas, we will also begin to alleviate environmental justice concerns in our targeted communities.

**4.b.i Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: Planning, Policies and other tools:**

Sustainable development principles including matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the CEDS. Because River Hills' brownfields are often abandoned manufacturing buildings located in communities served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. River Hills will provide Assessment Grant funds only for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this fashion, the Coalition will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. River Hills will encourage the use of Green Remediation Best Management Practices during investigation and site cleanup and redevelopment, support incorporating innovative stormwater management techniques (i.e., rain gardens), and other sustainable design approaches, such as demolition and construction materials recycling, and use of building materials with low-volatility into brownfields redevelopments. Our communities are also committed to sustainability and this is reflected in their comprehensive plans and exemplified by Hoosier Energy's construction of an electricity generation plant at the Clark-Floyd Landfill that produces 4 megawatts of renewable energy (equal to 2,000 typical homes) using methane generated within the landfill. On December 9, 2015, Hoosier Energy and Harrison REMC finished construction of a solar farm capable of powering about 150 homes per year in Harrison County.

**4.b.ii. Integrating Equitable Development or Livability Principles:** The outcomes of this brownfields initiative mirror the Livability Principles developed by the DOT, HUD, and the EPA. **More transportation** choices will be provided as sites like the Childcraft plant in Salem and Keller site in Corydon are redeveloped and provide jobs within walking distance of residents' homes. Redevelopment of the Marshall's site in Clarksville, the Tannery in New Albany and the Keller site in Corydon will provide connectivity throughout the communities and region through the expansion of urban and greenway trails. **Economic competitiveness will be increased** on a regional basis as we provide more options for high-growth economic sectors like manufacturing at the INAAP and Childcraft sites, and commercial development at the Keller site, which will create higher paying jobs, and increase local and state tax revenues. **Existing communities will be supported** because redevelopment will focus on providing quality jobs within the communities, with our workforce development partners standing ready to make sure that available jobs go to those who need it most. **Federal investment will continue to be leveraged** as HUD funds, distributed through Office of Community and Rural Affairs, are resources for infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment. Communities and neighborhoods will be valued as their visions for brownfields redevelopment promote a higher quality of life, access to waterways, and recreational opportunities. River Hills regularly draws upon the talents and resources of local partners to leverage federal investments. Public input and ownership is inherent in our communities. Brownfields cleanup and redevelopment improves the marketability of the region, utilizes existing infrastructure and discourages sprawl through infill development, preserves our historic character, and removes sources of contamination to make our communities healthy places to live. These "new" developments will be close to other businesses, recreation, and dining, thereby reducing transportation costs and creating walkable communities.

**4.c.i. Economic and Community Benefits:** Given the unemployment and poverty in our targeted communities, creating quality jobs close to home is one of our highest priorities, and we hope to move forward on that objective through the brownfields program. An example of the economic impact some of the region's brownfield sites could achieve is described using an economic analysis tool ([http://bsu.edu/mcobwin/county\\_profiles/](http://bsu.edu/mcobwin/county_profiles/)) developed by Ball State University. The Former Keller Site has sat vacant in Harrison County for more than half a decade. The site has contamination; however, once remediated, this site will be a highly attractive property due to size and location, and its redevelopment as a conference center with a hotel, mall and restaurants will provide jobs for a community that faces high unemployment. An estimate of 100 jobs could be created, and this site alone would output more than \$6 million into the county and provide state and local governments with almost \$100,000 in indirect business tax. The former Childcraft site in Salem, in Washington Co., would have similar results if redeveloped. It is anticipated that redevelopment of the Charlestown campus of former INAAP will result in hundreds of millions of dollars of private



investment, millions of dollars in annual tax revenue, create thousands of construction jobs and create thousands of new high-paying jobs for local residents. In addition to the creation of jobs and tax revenue, the redevelopment of the targeted brownfields will have a positive impact on the property values surrounding them.

**4.c.ii. Job creation potential: Partnerships with Workforce Development:** Our 5 county members are supported by the Mid-America Science Park (MASPark), located in Scottsburg, which is one of the most comprehensive science parks in the country, consisting of three interconnected centers: Business Incubation & Acceleration Center, Training & Workforce Development Center and Worldwide Communications & Conference Center. There are currently two Advanced Manufacturing Courses being taught at the Mid-America Science Park (MASPark): ADMF 101 – Key Principles of Advanced Manufacturing and ADMF 102 – Technology in Advanced Manufacturing. Both of these courses allow the students to apply for 3rd Party Certifications and allow for a total of four industry recognized certifications. An additional program offered at MASPark is Manufacturing Skills Standards Council (MSSC), which is an industry-led, training, assessment and certification system focused on the core skills and knowledge needed by the nation's front-line production and material handling workers. This program offers entry-level and incumbent workers the opportunity to demonstrate that they have acquired the skills increasingly needed in the technology-intensive jobs of the 21st century. In addition to the resources available through MASPark, we will address workforce development via social media by posting about opportunities that stem from this initiative, as well as opportunities through our partners listed above. Additionally, any jobs created as a result of the Brownfields Initiative will be advertised in local newspapers and on web-based employment resources. We will stay apprised of potential employers moving to the region and inform residents about upcoming opportunities via social media and our website. Our workforce development partners, listed below, also stand ready to support job-related needs that stem from the assessment and eventual reuse of brownfield sites.

Name of Organization	Training Name	Type
State of Indiana	JAG – Jobs for America's Graduates	High School Seniors
State of Indiana	OJT – On the Job Training	Adult Training Assistance
State of Indiana	TAA – Trade Adjustment Assistance	Training After Job Loss
State of Indiana	WIN Career Readiness	Online Skills Training
State of Indiana	WorkIndiana	Adult Training Assistance

**5.a. Programmatic Capability:** River Hills has been in operation for 40 years and has an experienced team familiar with implementation and compliance with State and Federal grant programs. River Hills continually examines and identifies the changing needs of the communities and proactively promotes programs and implements projects to address those needs. The ability of River Hills to successfully utilize emerging state and federal grant and loan programs remains one of the agency's greatest attributes. River Hills has been instrumental in securing over \$1,000,000,000 in funding. **Jill Saegesser, Executive Director**, has a Bachelor of Science in Public Financial Management and will direct the brownfields initiative as well as serve as the fiscal manager for this initiative. Ms. Saegesser has been serving River Hills for 21 years and has been the Executive Director for 13 of those years. Her responsibilities include directing and promoting multi-county development districts and the formation and implementation of the district's work program. Jill has directly managed hundreds of infrastructure and community development projects totaling over \$101 million. She holds a Master level Certification as a Certified Community Development Block Grant Administrator through the Indiana Office of Community and Rural Affairs. Jill serves as a board member representing Indiana for the National Association of Development Organizations. She is also the current President of the Indiana Association of Regional Councils, and a member of the Homeless Coalition of Southern Indiana and the American Red Cross. **Nicholas Creevy, Community Development Specialist**, will manage the effort and lead the Brownfield Coalition work, progress schedules, market the program and lead procurement efforts. Mr. Creevy is a Certified Grant Administrator through the Indiana Office of Community and Rural Affairs and holds a Master of Urban Planning Degree from the University of Louisville. To complete the project River Hills will require a qualified environmental consultant, who will be selected in compliance with state and federal procurement requirements. We will select a consultant experienced with the EPA and Indiana Brownfields Program, has the capacity to complete the project in 3 years, and has a proven track record of success with EPA Brownfields assessment projects. Our consultant will prepare all technical documents and will guide us through the environmental review stages of our Brownfields Initiative. Should staff turnover or additional consultants or subcontractors be necessary, we will be prepared to address the situation by having multiple staff members involved to ensure cross-training. If additional consultants or subcontractors are required, we will utilize the same procurement process as in our initial search.



**5.b. Audit Findings:** River Hills has never had an adverse audit finding.

**5.c.ii Past Performance and Accomplishments:** The 5 community coalition represented by this proposal has never received an EPA Brownfields Grant; however, River Hills has experience addressing brownfields sites in Corydon and New Albany, among others. The table below provides recent projects that River Hills has sought funding for and managed. In each instance, the grant activities are in compliance with the work plan, schedule, and terms and conditions, and the expected progress toward the goals of the grant are being made, as demonstrated by the outputs and outcomes.

Funding Agency	Project, Year	Grant \$	Program Compliance	Output
		Leveraged		Outcome
IFA	Scott County Manufacturing Facility; 2008 to present <i>Project is on schedule</i>	\$400,000	Reporting, financial draws	Remediation necessary for sale of property
		\$100,000 City of Scottsburg		Adjacent business purchased the property, which created additional private investment and jobs
EDA; Energy APE; USDA RD	Scott County City of Scottsburg Construction of the Mid-America Science Park; 2009-10 <i>Completed ahead of plan</i>	\$4,817,516	Planned project; secured funds; public hearings, procurement, reporting, financial draws, labor standards, civil rights	Construction of a business incubator facility with high-tech training opportunities and entrepreneurial support
		\$4,575,515 – City of Scottsburg TIF		Increase training skills for changing workforce needs, job creation, creation of a technology park
EDA	Clark County River Ridge Development Authority – Infrastructure Improvements 2013 – present <i>Project is on schedule</i>	\$1,834,863	Planned project; secured funds; public hearings, procurement, reporting, financial draws, labor standards, civil rights	Construction of water, sewer and roadway improvements to facilitate development within an old Army Ammunition Plant;
		\$1,834,863 River Ridge Develop. Authority		Provision of infrastructure capacity to create over 1,200 jobs, and \$75 million in private investment
FHWA; INDOT; OCRA; CDBG	Clark County Clark County Commissioners Star Hill Road; 2012 to present <i>Project is on schedule</i>	\$1,100,000 OCRA	Planned project; secured funds; public hearings, procurement, reporting, financial draws, labor standards, civil rights	Construction of a new road to provide more direct and safe access from Highway 60 to the Starlight area; increase private investment and jobs (55t) to the area to promote agri-business and tourism
		\$1,811,867 Clark County \$11,247,469 – INDOT & FHWA		
OCRA CDBG; IDFA	Harrison County Town of Corydon Keller Manufacturing Property <i>Completed ahead of plan</i>	\$624,787	Public hearings, secured funds, procurement; reporting; financial draws; labor standards; civil rights	Conducted site assessments, remediation, development plan
		\$88,131		Prepared the property for future development
IFA: Indiana Finance Authority; OCRA: Office of Community and Rural Affairs; CDBG: Community Development Block Grant; EDA: Economic Development Administration; USDA: United States Department of Agriculture				

### **Compliance With Grant Requirements**

Scott County Manufacturing: Project completion deadline – 2/2016. We are currently 90% complete and have met all of the quarterly reporting requirements. Project is on schedule to be completed by the project end date.

Construction of the Mid-America Science Park: – The project was completed on time, was in compliance and was within budget.

River Ridge Development Authority – The project is in progress. It is over 50% complete, under budget and is currently in compliance.

Star Hill Road – The project is 99% complete, is under budget, on time and in compliance.

Keller Manufacturing – The project was completed ahead of schedule, was within budget and was in compliance with all federal regulations.

**ATTACHMENT A**

**THRESHOLD DOCUMENTATION AND LETTERS OF COMMITMENT FROM COALITION MEMBERS**

## THRESHOLD CRITERIA

### FY 2016 US EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted By: River Hills Economic Development District and Regional Planning Commission and Clark, Floyd, Harrison, Scott, and Washington Counties, IN

#### **1. Applicant Eligibility**

River Hills Economic Development District and Regional Planning Commission (River Hills) is a quasi-governmental entity created by State Statute (Indiana Code 36-7-7) (attached) and is applying as lead coalition member of River Hill's five-county Brownfield's Coalition. River Hills operates under the direct order of the Commissioners of each County. The attached letters from Clark, Floyd, Harrison, Scott and Washington Counties show their agreement to be part of our coalition and represent their respective Counties. Each County (Clark, Floyd, Harrison, Scott and Washington) is a general purpose unit of local government as defined under 40 CFR Part 31.

#### **2. Letter from the State or Tribal Environmental Authority**

The Letter from the Indiana Department of Environmental Management is included in **Attachment B**.

#### **3. Community Involvement** (further information in Section 3a. of the narrative proposal, pp. 10-12)

Our 5 counties make up a dynamic economic development region united by the Comprehensive Economic Development Strategy (CEDS). Through the CEDS, the Coalition ensures that all communities in the region are represented when setting regional priorities. The CEDS is developed through input from public and private sectors and complements local planning efforts as a roadmap for communities to diversify and strengthen the region's economy and written to meet the requirements of the Economic Development Administration (a critical partner in regional economic development). The EPA Brownfields initiative aligns with the primary goals of the CEDS: Create a stable, diverse, and balanced economy with: a sound physical infrastructure, high quality human resources, enhanced quality of life with a clean, safe and hazard free environment in which to live, work, and play. Brownfields projects have already been identified and prioritized for each coalition member in the CEDS.

River Hills is supported by a 42-member board of directors that represents the interests of our 5-county coalition. The board members consist of town and county elected officials, economic development professionals, private businesses, nonprofits, and a Governors' appointee. Each board member is responsible to conduct their individualized community involvement campaign to solicit sites from their constituency; River Hills staff has provided fact sheets on the initiative and upon award of the grant will provide quarterly updates to keep the board informed of progress. Since June 2014, our staff has met individually with coalition member Counties, Scottsburg, Corydon, New Albany, Salem, and Clarksville officials to educate them about the EPA Brownfields program, and gather their input on the needs of their community for the grant. Through these initial engagement opportunities, the community leaders expressed their support and began identifying abandoned commercial and industrial properties and vacant and rundown buildings for consideration under this EPA grant proposal. Their early and continual involvement is vital as they provide significant outreach opportunities to discuss potential site reuse with developers, property owners, and prospective purchasers. Our staff has also met with communities throughout the region through local and/or public meetings held in each county and individual towns. At the local level, our city/town newspapers/facebook, and grassroots partners' newsletters/facebook are our most effective tool to engage community stakeholders. Our website ([www.riverhills.cc](http://www.riverhills.cc)) will continually evolve to stay up to date on current and past brownfields projects.

#### **4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)**

As this is a Coalition Brownfields Assessment Grant Proposal, this criterion is not applicable.

Information Maintained by the Office of Code Revision Indiana Legislative Services Agency  
IC 36-7-7

## Chapter 7. Regional Planning Commissions

**IC 36-7-7-1**

## Application of chapter

Sec. 1. This chapter applies to any area consisting of two (2) or more counties (referred to as a "region" in this chapter).

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-2**

## Establishment

Sec. 2. (a) The legislative bodies of all the counties in a region may, by concurrent resolutions, request the establishment of a regional planning commission (referred to as a "commission" in this chapter). Official copies of the resolutions must be forwarded to the governor, who shall then appoint himself or a member of his staff to immediately notify the other members of the commission and to act as temporary chairman for the election of officers. The commission shall, by resolution, designate a name for itself that reflects the commission's role and function and that may include the words "Regional Planning Commission".

(b) This subsection applies to each commission established after July 1, 1978. A county participating in a commission is not subject to the tax imposed under section 12 of this chapter, unless all the concurrent resolutions establishing the commission accept the application of the tax.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144-1992, SEC.1.*

**IC 36-7-7-3**

## Counties transferring membership between commissions or joining existing commissions; procedure

Sec. 3. (a) A county may request a change in its participation from one commission to another, or request to join a commission if it is not participating, under subsection (b).

(b) The legislative body of the county must, by resolution, request the inclusion of the county in the commission. The county auditor shall transmit a copy of the resolution to the governor, the chairman of the commission, and, if applicable, the chairman of the commission that the county is requesting to leave.

(c) The commission to be joined may consider a request under subsection (b). It may, by a majority vote of all its members, adopt a resolution including the requesting county in the commission.

(d) Whenever a resolution is adopted under subsection (c), the chairman of the commission shall call a meeting to organize the enlarged commission. He shall call to this meeting all members of the commission plus:

(1) if the new county is changing its participation from one commission to another, the persons from that county who served on the commission that the county is leaving; or

(2) if the new county has not been participating, a representative of the executive of that county.

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-4****Members; appointment; compensation; certification; vacancies**

Sec. 4. (a) The following members of the commission shall be appointed from each county in the region:

(1) A representative of the county executive who may be either a member of the executive or a person appointed by it.

(2) A representative of the county fiscal body who must be a member of the fiscal body.

(b) The following members of the commission shall be appointed from each county in the region having a population of more than fifty thousand (50,000):

(1) The county surveyor or a person appointed by the surveyor.

(2) Two (2) persons appointed by the executive of each municipality having a population of more than fifty thousand (50,000).

(3) One (1) person appointed by the executive of each of the seven (7) largest municipalities having a population of less than fifty thousand (50,000). If there are fewer than seven (7) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subdivision to seven (7).

(c) The following members of the commission shall be appointed from each county in the region having a population of less than fifty thousand (50,000):

(1) One (1) person appointed by the executive of each of the five (5) largest municipalities or of each municipality if there are fewer than five (5).

(2) If there are fewer than five (5) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subsection to five (5).

(d) One (1) voting member of the commission shall be appointed by the governor.

(e) At least two-thirds (2/3) of the commission members must be elected officials. All persons appointed to the commission must be:

(1) knowledgeable in matters of physical, social, or economic development of the region; and

(2) residents of the municipality, county, or region that they represent.

A member of the commission may also serve as a member of a plan commission in the region.

(f) Members of the commission shall serve without salary but may be reimbursed for expenses incurred in the performance of their duties.

(g) The respective appointing authorities shall certify their appointments, and the certification shall be retained as a part of the records of the commission.

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(h) If a vacancy occurs by resignation or otherwise, the respective appointing authority shall appoint a member for the unexpired term. Members shall be certified annually, and their terms expire on December 31 of each year.

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.63; P.L.144-1992, SEC.2; P.L.168-1994, SEC.1; P.L.165-2003, SEC.4.*

**IC 36-7-7-4.1****Repealed**

*(Repealed by P.L.165-2003, SEC.7.)*

**IC 36-7-7-5****Officers; meetings; notice; rules; record of proceedings; quorum**

Sec. 5. (a) At its first regular meeting in each year the commission shall elect from its members a chairman, vice chairman, secretary, and a treasurer, not more than two (2) of whom may be from the same county. If the

region is divided into subregions under section 10 of this chapter, there must be at least one (1) officer from each subregion. The vice chairman may act as chairman during the absence or disability of the chairman.

(b) The commission shall fix the time and place for holding regular meetings, but it shall meet at least quarterly and at such other times as may be established by the commission or the executive board. Special meetings of the commission may be called by the chairman or by five (5) members of the commission upon written request to the secretary. The secretary shall send to all the members at least forty-eight (48) hours in advance of a special meeting a written notice fixing the time and place of the meeting. Written notice of a special meeting is not required if the time of the special meeting has been fixed in a regular meeting, or if all the members are present at the special meeting. Notice of any meeting may be waived by a member by a written waiver filed with the secretary.

(c) The commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which is a public record.

(d) A majority of members constitutes a quorum. An action of the commission is official, however, only if it is authorized by a majority of the commission at a regular or properly called special meeting with at least one (1) member from each county in the region present.

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.64.*

## **IC 36-7-7-6**

### **Executive board**

Sec. 6. (a) The commission shall elect from among its members an executive board consisting of:

- (1) the four (4) officers of the commission;
- (2) one (1) member of the commission from each county in the region;

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(3) one (1) additional member of the commission from each county in the region having a population of more than fifty thousand (50,000); and

- (4) the nonvoting member of the commission appointed by the governor.

All members shall be elected by a vote of the full membership of the commission.

(b) If a vacancy occurs in the executive board a successor shall be elected from among the members in the same manner as the member whose position has been vacated.

(c) The executive board shall conduct the business of the commission, except for:

- (1) the adoption and amendment of bylaws, rules, and procedures for the operation of the commission;
- (2) the election of officers and members of the executive board as provided in this chapter; and
- (3) the adoption of the annual appropriation budget after review by the executive board.

(d) The executive board shall meet regularly at least once each month, unless otherwise determined by its members. The executive board shall notify the full membership of the commission of all its meetings with copies of its preliminary or final agendas and shall report all its actions and determinations to the full membership of the commission.

(e) A majority of members constitutes a quorum. An action of the executive board is official, however, only if it is authorized by a majority of the board at a regular or properly called special meeting. Any action of the executive board shall be reviewed at the next regular meeting of the commission following the executive board's action, and upon the written request of a member of the commission, the action shall be brought to a vote of the full commission.

*As added by Acts 1981, P.L.309, SEC.26.*

## **IC 36-7-7-7**

## Powers and duties

Sec. 7. (a) The commission shall institute and maintain a comprehensive policy planning and programming and coordinative management process for the region. It shall coordinate its activities with all units in the region and shall coordinate the planning programs of all units and the state. Except when a commission exercises powers under subsection (j), the commission shall act in an advisory capacity only.

(b) The commission may provide technical assistance to any unit in the region that requests it. This technical assistance includes the provision of skills and knowledge for planning, developing, administering, improving, and securing:

- (1) public and private grants-in-aid;
- (2) cooperative arrangements between governments; and
- (3) the performance of governmental powers and duties.

(c) The commission may divide its jurisdiction into subregions

under section 10 of this chapter for purposes appropriate to the study, analysis, or coordination of specific problems or concerns. The commission may conduct all necessary studies for the accomplishment of its duties. It may publicize and advertise its purposes, objectives, and findings and may distribute reports on them. It may provide recommendations when requested to the participating units and to other public and private agencies in matters relative to its functions and objectives and may act when requested as a coordinating agency for programs and activities of such agencies as they relate to its objectives. The commission may not implement, enter into an agreement for, or propose a program that includes interstate wastewater management or disposal.

(d) The commission may adopt by resolution any regional comprehensive or functional plan, program, or policy as its official recommendation for the development of the region, subject to the power of a county to exempt itself under section 9 of this chapter. The commission shall make an annual report of its activities to the legislative bodies of the counties and municipalities in the region.

(e) The commission may receive grants from federal, state, or local governmental entities or from individuals or foundations, and may enter into agreements or contracts regarding the acceptance or use of those grants and appropriations for the purpose of carrying out any of the activities of the commission. A county or municipality may, from time to time upon the request of the commission, assign or detail to the commission any employees to make special surveys or studies requested by the commission.

(f) For the sole purpose of providing adequate public services, the commission may acquire by grant, gift, purchase, lease, devise, or otherwise and hold, use, improve, maintain, operate, own, manage, or lease (as lessor or lessee) such real or personal property as the commission considers necessary for that purpose. The commission may apply for, receive, and expend grants, loans, or any other form of financial assistance available under any federal grant program.

(g) The commission may enter into coordinative arrangements with any adjacent county or municipality in Indiana or an adjoining state, or with an overlapping multicounty or interstate planning or development agency, state agency, or federal agency, as are appropriate to the achievement of its objectives or to address a common issue. However, the commission may not delegate any of its powers or duties.

(h) The commission may appoint advisory committees to assist in the achievement of its objectives. Members of advisory committees are not entitled to compensation for their services but may be reimbursed for expenses incurred in the performance of their duties.

(i) The commission shall act as the designated review agency and as the clearinghouse as described in federal Office of Management and Budget Circular A-95.

(j) The commission may provide administrative, management, or technical services to a unit that requests the services. The unit and the commission may enter into a contract concerning the



commission's provision of administrative, management, or technical services and the cost to the unit for the services.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.145-1992, SEC.1.*

### **IC 36-7-7-8**

#### **Agreements with other states**

Sec. 8. Counties in the region may enter into agreements with other states, but these agreements do not affect other counties, subregions, or the region. One subregion may also contract with other subregions for services or programs.

*As added by Acts 1981, P.L.309, SEC.26.*

### **IC 36-7-7-9**

#### **Objections to program; petition**

Sec. 9. Whenever the commission receives a petition signed by a majority of the commission members representing a county affected by a particular program, objecting to the establishment of the program within that county, the commission may not implement the program in that county.

*As added by Acts 1981, P.L.309, SEC.26.*

### **IC 36-7-7-10**

#### **Subregional committees**

Sec. 10. (a) A commission may organize into not more than two (2) subregions and provide for the organization of two (2) subregional planning committees, and for meetings and rules of procedure of those committees. These rules of procedure shall be adopted as a part of the rules and bylaws of the commission.

(b) The actions of each subregional committee shall be referred to the other for review. The executive director and staff of the commission shall serve both subregional committees. Each subregional committee shall consider problems that do not directly affect the other subregion. Each subregional committee may hold meetings and elect a chairman and secretary from among its own members.

*As added by Acts 1981, P.L.309, SEC.26.*

### **IC 36-7-7-11**

#### **Executive director; powers and duties**

Sec. 11. (a) The commission shall appoint an executive director who shall serve at the pleasure of the commission as reviewed and recommended by the executive board. The executive director must be qualified by training and experience in the management of public agencies and knowledgeable in planning.

(b) The executive director is the chief administrative officer and regular technical advisor of the commission. Subject to supervision by the commission, the executive director:

- (1) shall execute the commission functions;
- (2) shall appoint and remove the staff of the commission;

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(3) shall submit to the commission annually, or more often if required, a status report on the operation of the agency;

(4) may, with the approval of the executive board, execute contracts, leases, or agreements on behalf of the commission with other persons;

(5) is entitled, upon his written request, to be given access by all governmental agencies to all studies, reports, surveys, records, and other information and material in their possession that are required by him for the accomplishment of the activities and objectives of the commission;

(6) shall propose annually a budget for the operation of the commission and administer the budget as approved by the commission;

(7) shall keep the records and care for and preserve all papers and documents of the commission; and

(8) shall perform other duties and may exercise other powers that the commission or the executive board delegates to him.

*As added by Acts 1981, P.L.309, SEC.26.*

## **IC 36-7-7-12**

### **Annual appropriation budget; tax levy; use of funds**

Sec. 12. (a) The commission shall prepare and adopt an annual appropriation budget for its operation, which shall be apportioned to each participating county on a pro rata per capita basis. After adoption, any amount that does not exceed an amount for each participating county equal to thirty cents (\$0.30) per capita shall be certified to the respective county auditor who shall advertise the amount and establish the rate in the same manner as other county budgets. Any amount of the adopted budget that exceeds an amount equal to thirty cents (\$0.30) per capita for each participating county is subject to review by the county fiscal body in the usual manner of budget review. The tax so levied and certified shall be estimated and entered upon the tax duplicates by the county auditor and shall be collected and enforced by the county treasurer in the same manner as other county taxes are estimated, entered, collected, and enforced. The tax, as collected by the county treasurer, shall be transferred to the commission.

(b) In fixing and determining the amount of the necessary levy for the purpose provided in this section, the commission shall take into consideration the amount of revenue, if any, to be derived from the federal grants, contractual services, and miscellaneous revenues above the amount of those revenues considered necessary to be applied upon or reserved upon the operation, maintenance, and administrative expenses for working capital throughout the year.

(c) After approval no sums may be expended except as budgeted unless the commission authorizes their expenditure. Before the expenditure of sums appropriated as provided in this section, a claim must be filed and processed as other claims for allowance or disallowance, for payment as provided by law.

(d) Any two (2) of the following officers may allow claims:

- 
- (1) Chairman.
  - (2) Vice chairman.
  - (3) Secretary.
  - (4) Treasurer.

The treasurer of the commission may receive, disburse, and otherwise handle funds of the commission subject to applicable statutes and procedures established by the commission.

(e) The commission shall act as a board of finance under the statutes relating to the deposit of public funds by political subdivisions.

(f) Any appropriated money remaining unexpended or unencumbered at the end of the year becomes part of a nonreverting cumulative fund to be held in the name of the commission. Unbudgeted expenditures from this fund may be authorized by vote of the commission and upon other approval as required by statute. The commission is responsible for the safekeeping and deposit of such sums, and the state board of accounts shall prescribe the methods and forms for keeping the accounts, records, and books to be used by the commission. The books, records, and accounts of the commission shall be periodically audited by the state board of accounts, and these audits shall be paid for as provided by statute.

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144-1992, SEC.4; P.L.165-2003, SEC.5.*

**IC 36-7-7-13****Economic development districts; definition; payments by counties; use of funds**

Sec. 13. (a) An economic development district is a group of adjacent counties that:

(1) contains at least two (2) redevelopment counties;

(2) includes an economic development growth center; and

(3) has been officially designated as an economic development district by the federal government under Title 42, U.S.C. section 3171, on the recommendation of the state.

(b) Counties may make payments to officially designated economic development districts. The board of directors of the economic development district shall determine the amount of the payments, which may be based on the assessed valuation or the population of each county, and the method of making the payments, subject to appropriations by the fiscal bodies of the counties comprising the economic development district.

(c) The economic development district may receive and expend all sums appropriated or granted to it for purposes and activities authorized by law, and shall deposit these sums in its own name and follow all accounting, bonding, and auditing procedures required by law.

(d) The economic development district is responsible for the administration, safekeeping, and deposit of any monies appropriated or granted to it, and may delegate all or part of that responsibility to a designated financial officer.

---

(e) The economic development district may receive grants from federal, state, or local governments for the purpose of carrying out any of the planning and development activities of the district.

(f) Any sums appropriated to an economic development district that remain uncommitted at the end of the budget year revert on a pro rata basis to the general funds of the counties comprising the district.

*As added by Acts 1981, P.L.309, SEC.26.*

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## BOARD OF COMMISSIONERS

Clark County Government Building, Room 404  
501 East Court Avenue • Jeffersonville, Indiana 47130  
812.285.6275 • Fax 812.285.6366 • [www.co.clark.in.us](http://www.co.clark.in.us)

Jack Coffman  
Bryan Glover  
Rick Stephenson

N. Lisa Glickfield, General Counsel

November 19, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

As a member of River Hills Economic Development District and Regional Planning Commission (River Hills EDD), the Clark County Commissioners would like to describe our partnership in the River Hills Regional Brownfield Coalition. We support River Hills EDD in applying for the US EPA Assessment Grant, and can assist in the following ways:

- Appointing someone to the River Hills Brownfield Coalition
- Provide meeting space
- Help with research of properties for Phase I Environmental Assessments
- Planning for redevelopment
- Encourage the use of resources of the One Southern Indiana
- Aid in identifying, acquiring, and/or dedicating funding to redevelopment activities

We recognize the importance of Brownfield developments in Clark County and thank you for your efforts to relieve the County of underutilized property. We will continue to work with city, town and county officials, as well as community-based organizations in the County, to educate stakeholders and inventory additional properties in need of further action. We also agree to appoint Matt Hall to the River Hills Brownfield Coalition to represent Clark County.

Sincerely,

Jack Coffman  
President, Clark County Commissioners



## FLOYD COUNTY INDIANA BOARD OF COMMISSIONERS

Pineview Government Center  
2524 Corydon Pike, Suite 204  
New Albany, Indiana 47150

September 15, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Floyd County Commissioners support River Hills Economic Development District and Regional Planning Commission (River Hills EDD) in applying for the US EPA Assessment Grant. As a member of River Hills EDD, the Floyd County Commissioners would like to describe our partnership in the River Hills Regional Brownfield Coalition. We can aid in: promoting the program with the city and towns within the County, appointing someone to represent the County on the River Hills Brownfield Coalition, aiding in identifying, acquiring, and/or dedicating funding to redevelopment activities, providing meeting space, assisting with research and identification of properties, planning for redevelopment of underutilized sites, encouraging the use of resources of other community organizations such as One Southern Indiana and the County Health Department.

Thank you for your efforts to address Brownfield sites in Floyd County. We will continue to assist River Hills EDD in this effort.

Sincerely,

A handwritten signature in black ink, reading "Mark Seabrook". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Seabrook  
President, Floyd County Commissioners



# HARRISON COUNTY COMMISSIONERS

245 ATWOOD STREET, STE 211  
CORYDON, INDIANA 47112

Phone: (812) 738-8241

FAX: (812) 738-0531



Indiana's First Capitol  
at Corydon

October 5, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

Thank you for your efforts to relieve Harrison County of underutilized property. Harrison County Commissioners are a member of River Hills Economic Development District and Regional Planning Commission (River Hills EDD). We would like to affirm our partnership in the River Hills Regional Brownfield Coalition and support River Hills EDD in applying for the US EPA Assessment Grant. We can assist this effort in the following ways: providing meeting space, helping with research of properties for Phase I Environmental Assessments, appointing someone to the River Hills Brownfield Coalition, planning for redevelopment, aiding in identifying, acquiring, and/or dedicating funding to redevelopment activities, and encouraging the use of resources of the Harrison County Economic Development Corporation. Additionally, we will continue to work with officials as well as community-based organizations to educate stakeholders and inventory additional properties.

Sincerely,

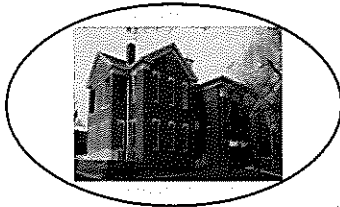
A handwritten signature in blue ink that reads 'Kenneth Saulman'.

Kenneth Saulman  
President, Harrison County Commissioners



GEORGE ETHRIDGE  
JIM KLINSTIVER  
KENNY SAULMAN  
KAREN ENGLEMAN, AUDITOR  
CHRIS BYRD, ATTORNEY





## SCOTT COUNTY COMMISSIONERS

1 EAST MCCLAIN AVENUE, SUITE 130  
SCOTTSBURG, INDIANA 47170

September 2, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Scott County Commissioners confirm our partnership in the River Hills Regional Brownfield Coalition. We thank you for your efforts to relieve Scott County of underutilized property. As a member of River Hills Economic Development District and Regional Planning Commission (River Hills EDD) we will support River Hills EDD in applying for the US EPA Assessment Grant. We can assist in the following ways:

- Provide meeting space
- Researching properties for Phase I Environmental Assessments
- Planning for redevelopment
- Appointing someone to the River Hills Brownfield Coalition
- Aid in identifying, acquiring, and/or dedicating funding to redevelopment activities
- Encourage the use of resources of the Scott County Economic Development Corporation
- Continue to educate stakeholders and inventory additional properties in need of further action.

Sincerely,

Larry Blevins  
President, Scott County Commissioners

LARRY BLEVINS

ROBERT C. TOBIAS

KELLEY ROBBINS



# Washington County Board of Commissioners

*County Established 1814*

99 Public Square, Suite 103 Salem, Indiana 47167~2042

Phone: 1~ 812 ~ 883~4805 [www.washingtoncounty.in.gov](http://www.washingtoncounty.in.gov)



Phillip Marshall, President

David Brown

Preston Shell

September 1, 2015

Ms. Jill Saegesser

Executive Director

River Hills Economic Development District and Regional Planning Commission

300 Spring Street, Suite 2a

Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Washington County Commissioners would like thank you for your efforts in helping address Brownfield sites in Washington County. As a member of River Hills Economic Development District and Regional Planning Commission (River Hills EDD), the Washington County Commissioners would like to describe our partnership in the River Hills Regional Brownfield Coalition. We support River Hills EDD in applying for the US EPA Assessment Grant, and feel that we can be of assistance in promoting the program with the city and towns within the County, appointing someone to represent the County on the River Hills Brownfield Coalition, providing meeting space, assisting with research and identification of properties, planning for redevelopment of underutilized sites, aiding in identifying, acquiring, and/or dedicating funding to redevelopment activities, and encouraging the use of resources of other community organizations such as the Washington County Economic Growth Partnership and the County Health Department.

Sincerely,

Phillip Marshall

President, Washington County Commissioners

**ATTACHMENT B**

**LETTER FROM STATE AUTHORITY**



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Carol S. Comer  
Commissioner

December 18, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, Indiana 47130

Re: IDEM Acknowledgement Letter  
U.S. EPA Brownfields Grant Proposal  
Coalition Assessment  
Hazardous Substances and Petroleum  
River Hills EDD & RPC Coalition  
Indiana

Dear Ms. Saegesser:

This letter is provided in support of the River Hills Economic Development District and Regional Planning Commission (River Hills EDD & RPC) Coalition consisting of Clark, Floyd, Harrison, Scott, and Washington Counties (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that River Hills EDD & RPC, as the lead applicant, is requesting \$600,000 (\$438,050 for hazardous substances and \$161,950 for petroleum) to conduct community outreach, expand the current brownfield inventory and prioritization, perform up to 22 Phase I and 15 Phase II environmental site assessments on the highest priority brownfields, and develop at least 4 Remedial Action Plans as necessary to support site cleanup and/or redevelopment within the Coalition counties with the greatest potential for job creation.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by River Hills EDD & RPC having taken advantage of financial and/or technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past (e.g., Scott County Manufacturing Site, Corydon Main Street Site, etc.). This assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition counties to facilitate economic recovery and future growth. Should an opportunity arise for the Coalition to need petroleum eligibility determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM realizes that the Coalition will participate



A State that Works

in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities as necessary. The Indiana Brownfields Program and IDEM are committed to continuing their support of brownfield redevelopment in the Coalition counties by providing technical assistance and program coordination.

Based on the information submitted, IDEM considers the Coalition an excellent candidate to receive U.S. EPA grant funding to continue its regional brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'B. A. Oertel', written in a cursive style.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)  
Beth Grigsby, LPG, SME

## **ATTACHMENT C**

### **COMMITMENT LETTERS FOR LEVERAGING**



Serving the Indiana Counties of: Clark, Floyd, Harrison, Scott and Washington

December 14, 2015

Mr. Matthew Didier  
Environmental Protection Agency  
77 West Jackson Boulevard  
Mail Code SM-7J  
Chicago, IL 60604-3507

RE: River Hills Economic Development District and Regional Planning Commission  
Commitment of Leveraging Funds

Dear Mr. Didier,

River Hills Economic Development District and Regional Planning Commission (River Hills) has served the Counties of Clark, Floyd, Harrison, Scott and Washington, within Indiana for over forty (40) years. During this time, River Hills has assisted the local units of government within the five (5) counties in finding opportunities to promote economic growth and private investment. The River Hills Full Commission Board fully supports the submission of a Regional Brownfield Assessment application to EPA in order to continue our assistance to local units of government.

In particular, the River Hills Full Commission Board has committed \$6,000 in cash on hand toward the project over the next three (3) years, contingent upon grant award.

If you should have any questions or require additional information, please contact me at (812)288-4624.

Sincerely,

A handwritten signature in blue ink that reads "Jill S. Saegesser".

Jill S. Saegesser  
Executive Director



**RIVER RIDGE**  
DEVELOPMENT AUTHORITY

---

December 7, 2015

Ms. Jill S. Saegesser  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130  
RE: River Hills EPA Brownfield Assessment Application

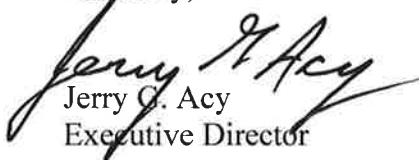
Dear Ms. Saegesser,

The River Ridge Development Authority (RRDA) enthusiastically supports the River Hills Brownfields Coalition initiative. Our commerce center contains approximately 6,000 acres of property in Charlestown and Jeffersonville. Former operations at these properties warrant assessment work for due diligence for future developers as well as quantifying cleanup costs.

The River Ridge Commerce Center (RRCC) is owned and managed by RRDA. The Commissioners of Clark County, Indiana created RRDA on February 17, 1998 for the purpose of redeveloping the former Indiana Army Ammunition Plant (INAAP). INAAP was the largest powder production facility in the world upon its construction in 1941. While the plant was a crucial defense resource from World War II through the Viet Nam War, Congress declared it surplus to U.S. needs in 1998 and authorized 6,000 acres to be conveyed to RRDA for private enterprise and beneficial development of the area's economy, property values, public health, safety and welfare. As a closed military base, Indiana has designated RRCC as an Urban Enterprise Zone (UEZ) and a Foreign Trade Zone (FTZ) with tax and other development incentives for developers. We also offer Investment Deductions allowing a Zone business to deduct the increase in assessed value from a "qualified investment" in real or personal property for up to 10 years. To date we have created approximately 8,000 jobs and attracted \$400,000,000 in private investment to the County.

Powder production operations that occurred at INAAP warrant assessment work for due diligence associated with future development and to quantify cleanup costs. We will support the River Hills Brownfields Coalition initiative program by providing brownfields sites to River Hills for inventory purposes, informing parties interested in redevelopment aware of the EPA assessment program and will leverage our incentives towards redevelopment of these sites. Should a property with high development potential require cleanup, RRDA will identify sources of funds for cleanup of the site.

Sincerely,



Jerry G. Acy  
Executive Director

6200 E. Highway 62,  
Building 2501, Suite 600  
Jeffersonville, IN 47130  
[T] 812-285-8979  
[F] 812-285-8983  
[www.riverridgecc.com](http://www.riverridgecc.com)

J. Mark Robinson, President  
Norman E. "Ned" Pfau, Vice President  
David W. Evanczyk, Secretary/Treasurer  
David Flowe, Member  
Kim Matthews, Member

RECEIVED NOV 23 2015



## Clark County Health Department

1320 Duncan Avenue  
Jeffersonville, IN 47130

Phone: (812) 282-7521 Fax: (812) 288-2711 Website: [www.clarkhealth.net](http://www.clarkhealth.net)

November 17, 2015

Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Clark County Health Department wishes to express its support and partnership with the River Hills Coalition of Clark, Floyd, Harrison, Scott, and Washington Counties, in its application for a US Environmental Protection Agency Brownfields Coalition Assessment Grant.

The Health Department is committed to the health and well-being of the residents in the Coalition. Often, contaminated properties are located in a community's low income residential area. The residents in these areas may know there are risks, but due to economic or health hardships cannot just pick up and move. With this Grant, we can begin to assess health concerns in the areas where brownfields are prevalent. The Health Department sees brownfield properties as potential properties to place future healthcare facilities and other health related amenities such as grocery stores and parks and we will partner with the Coalition on this goal.

We commit to including links to the community's brownfields program on our website, as well as post updates on our Facebook page, and include brownfields in the discussion when we educate our residents of the positive health benefits of brownfield redevelopment in their neighborhoods. We will provide to the Coalition data on the health of our general population, specifically in areas where there is a high concentration of brownfields and possible contaminants.

We look forward to becoming a partner in the initiative to clean up brownfield properties in the Coalition and look forward to seeing the positive effects on the communities when redevelopment occurs.

Sincerely,

*Kevin R Burke MD*

Kevin R .Burke MD.  
Health Officer



## HARRISON COUNTY HEALTH DEPARTMENT

241 ATWOOD STREET, SUITE 200, CORYDON, INDIANA 47112  
PHONE (812) 738-3237 – FAX (812) 738-4292

[WWW.HARRISONCOUNTYHEALTH.COM](http://WWW.HARRISONCOUNTYHEALTH.COM)

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December 4, 2015

Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Harrison County Health Department would like to express our partnership and support for the River Hills Coalition in their application for an US Environmental Protection Agency Brownfields Assessment Grant. Assessing the brownfields in our communities would help to determine if we would need to address any contamination at the site and any surrounding areas and what possible health issues may already be occurring due brownfield contamination or what health issues may arise in the future.

To assist in this endeavor, the Health Department commits to attending public meetings at the request of the Coalition and assisting with the community notification of risks involved with brownfields contaminants should there be findings from assessment activities. We will provide a brownfields link in the Environmental section of our website, utilize our Facebook page and our newsletter to post updates on the redevelopment and pass on to our residents the dates of any community meetings regarding the brownfield redevelopment.

We look forward to partnering with the River Hills Coalition in their quest for a Brownfields Assessment Grant.

Sincerely,

Anthony Combs  
Administrator

.....

THE YARDSTICK BY WHICH WE MEASURE OUR PROSPERITY IS THE HEALTH AND HAPPINESS OF OUR PEOPLE

# Floyd County Health Department

1917 BONO ROAD • NEW ALBANY, INDIANA 47150

Phone (812) 948-4726 • FAX: (812) 948-2208



November 17, 2015

Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

On behalf of the Floyd County Health Department, I strongly support the River Hills Coalition, comprised of Floyd, Clark, Scott, Harrison and Washington Counties, in their initiative to obtain an US EPA Brownfield Assessment Coalition Grant.

Being a public health department committed to improving the environmental health, this grant will help provide the means to identify, assess, mitigate and improve the qualified sites within the Coalition. It is those sites that affect the health, wellness and the livability standards our citizens live by.

The Health Department and River Hills have worked together in the past to alleviate health and safety concerns related to failing septic tanks within the County. This partnership has allowed those individuals to stay in their homes and has improved the environmental conditions related to raw sewage flowing into creeks, etc.

The financial resources available to our Counties is limited, awarding the Grant to the River Hills Coalition will provide the necessary funding to begin targeting brownfields and any remediation process. What this means is that the funding will help prepare brownfield sites for future redevelopment and possible recreational use. We commit to providing our residents and followers updates on our Facebook page for any findings and alerting them of upcoming meetings. We commit to allowing the Brownfields Team access to community health data, as well as continued monitoring of health data showing change from living with brownfields to living in the revitalized areas.

The proposed EPA Assessment Grant will be of great benefit to the River Hills Coalition and its citizens. The efforts of the River Hills Coalition have this agency's full support.

Sincerely,

A handwritten signature in black ink that reads 'The Harris MD'.

Thomas M. Harris, MD, FACEP  
Floyd County Health Officer

**R. Kevin Rogers, M.D.**

Doctor's Annex Building  
Post Office Box 407  
Scottsburg, Indiana 47170  
Telephone (812) 752-4656

December 11, 2015

Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

On behalf of the Scott County Health Department, I strongly support the River Hills Coalition, comprised of Floyd, Clark, Scott, Harrison and Washington Counties, in their initiative to obtain an US EPA Brownfield Assessment Coalition Grant.

This grant will help provide the means to identify, assess, mitigate and improve the qualified sites within the Coalition. It is those sites that affect the health, wellness and the livability standards for our citizens.

Since earlier this year, Scott County has been dealing with an HIV epidemic. The number of persons that have tested positive for HIV has reached over 150. The State of Indiana declared a state of emergency in Scott County and started a needle exchange program, as many of the cases stemmed from intravenous drug use and the sharing of needles. The Health Department continues to work with the State Department of Health, Indiana University Health and other state agencies to provide services and secure funding.

The Health Department and River Hills have worked together in the past to alleviate health and safety concerns related to failing septic tanks within the County. This partnership has allowed those individuals to stay in their homes and has improved the environmental conditions related to raw sewage flowing into creeks, etc. We are also working with River Hills to secure additional funding for on-going treatment and testing of those persons that are HIV positive.

This grant will help prepare brownfield sites for future redevelopment and possible recreational use. We commit to providing our residents and follower's updates on our Facebook page for any findings and alerting them of upcoming meetings. We commit to allowing the Brownfields Team access to community health data, as well as continued monitoring of health data showing change from living with brownfields to living in the revitalized areas.

The proposed EPA Assessment Grant will be of great benefit to the River Hills Coalition and its citizens. The efforts of the River Hills Coalition have this agency's full support.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Rogers, M.D.".

Kevin Rogers, MD  
Scott County Health Officer

December 2, 2015

Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

On behalf of the Washington County Health Department, I strongly support the River Hills Brownfield Assessment Coalition, comprised of, Clark, Floyd, Harrison, Scott and Washington Counties, in their initiative to obtain an US EPA Brownfield Assessment Coalition Grant.

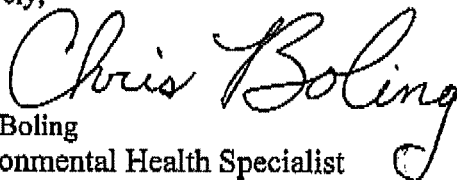
This grant will help provide the means to identify, assess, mitigate and improve the qualified sites within the Coalition. It is those sites that affect the health, wellness and the livability standards for our citizens.

The Health Department and River Hills have worked together in the past to alleviate health and safety concerns related to water distribution and sanitary sewer. This partnership has allowed those individuals access to clean water and has improved the environmental conditions related to raw sewage flowing into creeks, etc.

This grant will help prepare brownfield sites for future redevelopment and possible recreational use. We commit to assisting with the identification of brownfield properties, providing our residents and followers updates on our Facebook page for any findings, and alerting them of upcoming meetings. We commit to allowing the Brownfields Coalition access to community health data, as well as continued monitoring of health data showing change from living with brownfields to living in the revitalized areas.

The proposed EPA Assessment Grant will be of great benefit to the River Hills Coalition and its citizens. The efforts of the River Hills Coalition have this agency's full support.

Sincerely,



Chris Boling  
Environmental Health Specialist  
Washington County Health Dept.



**ATTACHMENT D**

**LETTERS FROM COMMUNITY-BASED ORGANIZATIONS**



November 16, 2015

Mrs. Jill S. Saegesser  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: River Hills EPA Brownfield Assessment Application

Dear Mrs. Saegesser,

Please accept this letter of support in relation to the above referenced grant application. As Executive Director of the Washington County Economic Growth Partnership, I can assist the River Hills Brownfield Coalition in the following ways:

- Marketing the Brownfield Program
- Provide Input on Site Selection and Prioritization
- Identifying Brownfield Sites in Areas Where Businesses and Industry are Expanding
- Identifying Funds Available for Redevelopment of Brownfield Properties
- Determining if the Site Qualify for the State's Shovel Ready Program

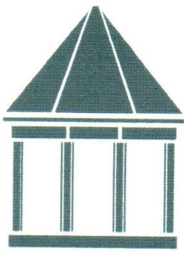
If you should have any questions or need more information, please contact me at (812)883-8803.

Sincerely,

A handwritten signature in black ink, appearing to read "Sabrina", written in a cursive style.

Sabrina Burdine  
Executive Director

1707 N. Shelby Street, Suite 109  
Salem, IN 47167  
(P) 812.883.8803 (C) 812.620.5809



# Harrison County Economic Development Corporation

111 West Walnut Street • Corydon, Indiana 47112  
812-738-0120 • 812-738-0500 (F)  
[www.hcedcindiana.org](http://www.hcedcindiana.org)

November 24, 2015

Ms. Jill S. Saegesser  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: River Hills EPA Brownfield Assessment Application

Dear Ms. Saegesser,

Please accept this letter of support in relation to the above referenced grant application. As Executive Director of the Harrison County Economic Development Corporation, I support the brownfield redevelopment efforts of the Coalition lead by River Hills. I can assist the Coalition by marketing the program, providing input on site selection and prioritization, and by identifying sites that are near other commercial properties. Further I can assist with identifying funds available for redeveloping brownfield properties and helping to determine if a site qualifies for the State's Shovel Ready Program.

The Harrison County Economic Development Corporation recognizes the effects of brownfields particularly on business recruitment, retention, and expansion. This along with myriad other impacts of brownfields on our communities lead us to fully support efforts to redevelop these sites.

If you should have any questions or need more information, please contact me at (812)738-0120.

Sincerely,

  
Darrell Voelker  
Executive Director



October 21, 2015

Ms. Jill S. Saegesser  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: River Hills EPA Brownfield Assessment Application

Dear Ms. Saegesser,

The Scott County EDC certainly has an interest in promoting the redevelopment of brownfields within our County and Region. We have been involved with a number of initiatives within the City of Scottsburg to remediate contamination from an old manufacturing facility in order to sell it to an adjacent industry for expansion.

Another example of our efforts is our current facility at the Mid-America Science Park. This facility has been rehabilitated from an old manufacturing facility to a state of the art science park with training facilities and incubator space.

Please accept this letter of support in relation to the above referenced grant application. Our organization can assist River Hills in the following ways:

- Marketing the Brownfield Program
- Provide Input on Site Selection and Prioritization
- Identifying Brownfield Sites in Areas Where Businesses and Industry are Expanding
- Identifying Funds Available for Redevelopment of Brownfield Properties
- Determining if the Site Qualify for the State's Shovel Ready Program

We appreciate your interest in the identification and remediation of brownfields and look forward to working with you on this project. If you should have any questions or need more information, please contact me at (812)752-7268.

Sincerely,

SCOTT COUNTY EDC

Robert Peacock  
Executive Director



4100 Charlestown Road | New Albany, IN 47150  
Phone: 812.945.0266 | Fax: 812.948-4664 | [www.1si.org](http://www.1si.org)

November 24, 2015

Ms. Jill S. Saegesser  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: River Hills EPA Brownfield Assessment Application

Dear Ms. Saegesser,

I serve as the President and CEO of One Southern Indiana, a 1,050+ member business organization that operates as both the chamber of commerce and economic development organization for Clark and Floyd counties in southern Indiana. One Southern Indiana is pleased to support the River Hills Brownfield Coalition.

It is our mission to proactively grow our regional economy and we recognize the impact of Brownfield redevelopment on this effort. The redevelopment of sites like Marshall's Auto Sales in Clarksville and the former Moser Tannery in New Albany will have significant impact on our economy and our region.

I understand that if the application is successful, the funds can be used to facilitate the clean-up of these properties – along with others – within the River Hills District that will promote economic development, private investment and job creation.

In my capacity with One Southern Indiana, I can commit assistance to the Coalition through:

- marketing the program;
- providing input on site selection and prioritization;
- identifying brownfield sites where businesses and industry are expanding;
- identifying funds available for redevelopment of brownfield properties; and
- helping to determine if the site qualifies for the State's Shovel Ready program.

Also, Matt Hall, Executive Vice President of Economic Development at One Southern Indiana, has been named to the Brownfield Coalition by the Clark County Commissioners.

Please contact me with any question or for more information at (812)945-0266.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Dant Chesser".

Wendy Dant Chesser  
President and CEO





[www.hoosieruplands.org](http://www.hoosieruplands.org)

Administrative Office  
500 WEST MAIN STREET  
MITCHELL, INDIANA 47446  
(812) 849-4447  
or 1-800-827-2219  
FAX (812) 849-6785

*Helping People Since 1966*

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

Hoosier Uplands is a local non-profit agency serving South-Central Indiana, including Washington County. Since 1966 we have provided a variety of services centered on our mission to plan, implement or cause to be implemented, and provide comprehensive services to the poor, elderly, and disabled. The corporation strives to alleviate poverty, improve living conditions, and provide access to health care and social services to those people in need within our service area. We serve as an Area Agency on Aging, Community Action Agency, licensed Home Health Care and Hospice Agency, and Community Housing Development Organization.

In our efforts over the years to serve the poor, elderly, and disabled, Hoosier Uplands has lead several efforts to redevelop distressed properties. One such example is a redevelopment in Paoli Square in Paoli, Indiana where a distressed property was redeveloped and converted into housing units. We hope that the Brownfield Assessment effort will lead to additional opportunities like this throughout the region.

While the redevelopment of brownfields can provide new opportunities such as housing or employment, existing brownfields can be detrimental to the health, safety, and well-being of those living around them who are often poor. Considering this, Hoosier Uplands will support River Hills' Brownfield Coalition. We can: assist in site identification, identify resources to assist target populations, possibly assist with redevelopment of sites, help with community outreach and awareness, and contribute reuse strategies.

Hoosier Uplands enthusiastically supports the Brownfields Assessment Coalition lead by River Hills and looks forward to contributing to the effort. If you have any questions or require any further assistance, please contact me at 812-849-4447 or [dlmiller@hoosieruplands.org](mailto:dlmiller@hoosieruplands.org)

Sincerely,

David Miller  
Chief Executive Officer

12/2/15





## Main Street Corydon

111 West Walnut Street  
Corydon, IN 47112  
812.738.9511  
catherine@mainstreetcorydon.org

November 21, 2015

Jill S. Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: EPA Brownfield Regional Assessment Grant

Dear Jill

We are happy to support River Hills with the identification of brownfield sites within Corydon for the proposed EPA Brownfields Coalition Grant. Main Street Corydon owns 14 acres, which was formerly the Keller Manufacturing facility. This site is within our downtown historic district, and is bordered by Indian Creek on the west side and residents on the east side.

For over 100 years, the Keller Manufacturing Company operated a plant at this site, where they originally made wagon wheels and later furniture. In 2003 the plant closed, leaving behind numerous buildings and some contamination, most within a flood plain area.

In 2007, the manufacturing buildings were removed from the site, with funding by an OCRA grant that was matched by our local Convention & Visitors Bureau. After the building removal, a Phase IV was conducted in response to IDEM's request for more targeted testing. The targeted testing included monitoring wells. The 14 acre site has yet to be cleaned up.

Main Street Corydon, along with Michell Timperman Ritz Architects and Taylor Siefker Williams Design are nearing completion of a year-long Downtown Revitalization Plan. This plan involved public input and feedback, and will recommend development of the Keller site. The mixed use development recommendation includes an event center, parking garage, commercial, retail and residential at the former Keller site.

Leaders and citizens have been waiting for 12 years to see this site put to good use and are hoping that it will provide an economic boost for Downtown Corydon. Hundreds of jobs were lost when Keller Manufacturing closed; in 2000, 263 people were employed at the site. It is our hope that when this site is cleaned up and developed, some of those jobs will be recaptured as Corydon becomes a more desirable place to live, work and play.

Thank you for including Harrison County, and the Keller Manufacturing site, in your grant.

Sincerely,

Catherine R. Turcotte  
Executive Director

Attached: Revitalization plan proposed at Keller site

To make downtown Corydon a place that attracts, welcomes and refreshes residents, business owners and visitors with its excellence and energy, through historic preservation, cultural vitality and entrepreneurial spirit.



# URBAN TRAIL & KELLER PROPERTY CONCEPT PLAN





# Community Action of Southern Indiana, Inc.

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December 4, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

For more than four decades, Community Action of Southern Indiana (CASI) has partnered with the Southern Indiana communities of Clark, Floyd and Harrison counties to build strong families. Since its very beginning our agency has offered crisis assistance, community outreach and development and linkage to needed services for low income families. Over time, CASI has changed in response to new and unanticipated needs and circumstances of the Southern Indiana community. But one thing remains unchanged; we have remained true to our original mission of empowering and supporting families and communities as they move toward the goal of economic security and self sufficiency.

CASI recognizes the potential impacts of Brownfield sites in the community and on the residents we serve. Brownfield sites are detrimental to the health, safety, and welfare of residents. They are often located near low to moderate income housing and therefore are particularly relevant to our organization. As such, we would like to pledge our support to the River Hills Regional Brownfield Coalition. We can assist your efforts in the following ways: aid in outreach efforts informing residents about the program, soliciting information on site impacts on residents, assisting in site identification, notifying residents of public meetings, and helping identify resources to assist targeted populations.

We commend you on your efforts to address Brownfield sites in our community and will continue to assist your efforts for the betterment of our residents.

Sincerely,

A handwritten signature in black ink that reads "Phil Ellis". The signature is written in a cursive, flowing style.

Phil Ellis  
Executive Director /CEO

## Mission Statement

To support and empower families and communities  
striving to reach self-sufficiency.

1613 East Eighth Street  
Jeffersonville, IN 47130

Phone: (812) 288-6451  
Administration FAX: (812) 284-8314  
Head Start FAX: (812) 284-5252  
ME/IDA FAX: (812) 284-8315  
EAP FAX: (812) 284-1115



*Scott County*  
Chamber of Commerce

November 30, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

RE: River Hills Economic Development District and Regional Planning Commission – EPA Brownfield Coalition Assessment – Letter of Support

Dear Jill,


On behalf of the Scott County Chamber of Commerce, I strongly support the River Hills Coalition, comprised of Clark, Floyd, Harrison, Scott and Washington Counties, to obtain a US EPA Brownfield Assessment Coalition Grant.

As the Director of the Scott County Chamber of Commerce, this effort will help provide studies needed for projects that attract expanding or new businesses, allow current owners information to sell properties and assist with the revitalization of properties which can lead to increased property values.

While the Chamber's resources are limited, we will commit to providing our members social media updates and alerts regarding upcoming meetings, assist in the identification of sites, assist with re-use strategies where applicable and identify resources.

The proposed EPA Assessment Grant will be of great benefit to the River Hills Coalition and its citizens and has the Chamber's full support.

Sincerely,

  
Keith Colbert  
Executive Director

Ohio Valley Opportunities, Inc.  
Location: 421 Walnut Street, Madison, IN 47250  
Mailing: P.O. Box 625, Madison, IN 47250  
Tel (812) 265-5858 Fax (812) 265-5850  
[www.ovoinc.org](http://www.ovoinc.org)



NOVEMBER 6, 2015

Jill S. Saegesser  
Executive Director  
River Hills EDD & RPC  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

Ohio Valley Opportunities, Inc. (OVO) is a Community Action Agency and has been dedicated to improving people lives since 1965. As a Community Action Agency, OVO tackles the root causes of poverty and the "Promise of Community Action" is - Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other. Our mission is to open doors through individualized, comprehensive services and community partnerships that empower low income individuals and families to improve their quality of life.

In the Brownfield Coalition's county of Scott, OVO provides affordable low-income senior housing at Scott Valley Court Apartments and transitional low-income housing at Apple Blossom Court Apartments. Through the Indiana Housing and Community Development Authority, we provide the Housing Choice Voucher Program (Section 8), the Energy Assistance Program, and the Weatherization Assistance Program. OVO also provides early childhood education through Head Start.

OVO fully supports the efforts of River Hills EDD & RPC Brownfields Coalition in applying for an EAP Assessment Grant. By partnering with River Hills EDD & RPC, OVO can assist with community awareness and outreach, reuse strategies, and identification of resources to assist targeted populations.

Thank you for considering OVO as a partner in your brownfields initiative. If I can be of assistance in any way, please contact me at 812.265.5858 or at [efreeman@ovoinc.org](mailto:efreeman@ovoinc.org)

Sincerely,

**Elaina Freeman**

Executive Director  
Ohio Valley Opportunities



Matt Gullo, President  
Amy Williams, Vice-President  
Cary Stemle, Secretary  
Ben Sapp, Treasurer  
Nick Creevy, Director  
Sharon Handy, Director  
Shaunna Graf, Liaison with ORG Commission  
Meredith Gainer, Administrative Assistant

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2a  
Jeffersonville, IN 47130

10/20/15

Dear Ms. Saegesser,

The Friends of the Ohio River Greenway exists to support the Ohio River Greenway. The nonprofit group consists of local volunteers who seek to increase public and private awareness of, and support for, the Greenway through advocacy, educational outreach, social networking and fundraising. As an organization we recognize the impacts of brownfield sites, particularly the former Moser Leather Company Tannery site, on the Greenway and the community it serves.

The Tannery is located along the Ohio River Greenway and hampers the development and experience of the Greenway. Additionally, it is detrimental to the health, safety, and welfare of residents and users of the Greenway. The Friends of the Ohio River Greenway would like to pledge our support to the River Hills Regional Brownfield Coalition. We can assist the Coalition's efforts through aiding in community outreach and public awareness efforts, providing ideas on potential re-use of the site, and identifying additional brownfield sites in the area.

Sincerely,

Matt Gullo  
President, Friends of the Ohio River Greenway



# TOWN OF CLARKSVILLE

2000 Broadway  
Clarksville, Indiana 47129  
(812) 288-7155

November 19, 2015

Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130

Dear Ms. Saegesser,

The Town of Clarksville Redevelopment Department would like to offer its support to River Hills EDD in its effort to address brownfields in our community. Brownfield redevelopment is an important priority for the Town of Clarksville as we have sites that are in need of redevelopment. We are currently working on several plans that will require brownfield redevelopment like the South Clarksville Redevelopment Plan.

We believe the US EPA Assessment Grant will aid in accomplishing the much needed redevelopment of brownfields in our area. As a partner with River Hills we can assist with identifying and inventorying brownfields; aiding in community outreach efforts; providing meeting space; helping with research of properties for Phase I Environmental Assessments; planning for redevelopment; and aiding in identifying, acquiring, and/or dedicating funding to redevelopment activities.

The Town of Clarksville Redevelopment Department strongly supports the initiative of this grant application and looks forward to partnering with River Hills in addressing brownfields in our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Lawrence", with a stylized flourish extending to the right.

Nick Lawrence  
Redevelopment Director  
Town of Clarksville

2000 Broadway  
Clarksville IN 47129



Janet Henderzahs  
President  
502 299-1427

*December 7, 2015*

*Ms. Jill Saegesser  
Executive Director  
River Hills Economic Development District and Regional Planning Commission  
300 Spring Street, Suite 2A  
Jeffersonville, IN 47130*

*Dear Ms. Saegesser:*

*The Clarksville Historical Society would like to add our support to River Hills EDD in its effort to address brownfields in our community. Sadly, historical areas within the Town of Clarksville have been impacted by brownfields. Clarksville was the first settlement in the Northwest Territory and originated with land grants to General George Rogers Clark and his officers in payment for their services rendered in the western wilderness of the Ohio Valley during the American Revolution. Clarksville was founded in 1783 and became part of the State of Indiana when it was established in 1816. Some noteworthy historical sites include the Indiana State Prison that became the Colgate-Palmolive plant until its closure. The Colgate clock has been known to be the 2<sup>nd</sup> largest clock in the world and is a landmark. Other noteworthy sites are Gen. George Rogers Clark cabin on the Ohio River shoreline in Clarksville and the Buffalo Trace that the buffaloes used to traverse across the Ohio and begin their westward movement. Another historically significant point is the Lewis and Clark Expedition that began with Lewis and Clark stopping at Clarksville to gather men and supplies from the Louisville area, visiting Gen. Clark (William's brother) and launching off from Clarksville. Currently Clarksville is trying to bring in tourists and visitors to enjoy our history and other amenities but to do that these brownfields must be cleaned up.*

*We believe the U.S. EPA Assessment Grant will aid in accomplishing the much needed cleanup of the brownfields in our Town and particularly the South Clarksville Redevelopment area which currently includes the prison/former Colgate facility. The Clarksville Historical Society is proud of our heritage and is anxious to preserve our history. We welcome any redevelopment that makes Clarksville the center of attraction so that we can showcase that history. Without brownfield cleanup, we are unable to share that history as we would like. Certainly assessing the brownfields is an essential starting point.*

*The Clarksville Historical Society strongly supports the initiative of this grant application and can assist River Hills with public awareness and site identification/information. We look forward to having the brownfields being addressed in our community.*

*Sincerely,*

*Janet M. Henderzahs*  
Janet M. Henderzahs  
President

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

River Hills Economic Development District & Regional Plannin

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-1328894

\* c. Organizational DUNS:

7950086060000

### d. Address:

\* Street1:

300 Spring Street, Suite 2A

Street2:

\* City:

Jeffersonville

County/Parish:

Clark

\* State:

IN: Indiana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

47130-3498

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Jill

Middle Name:

\* Last Name:

Saegesser

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

(812) 288-4624

Fax Number:

(812) 288-8105

\* Email:

jsaegesser@riverhills.cc

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

River Hills EDD & RPC - District wide brownfield coalition assessment program for Clark, Harrison, Floyd, Scott and Washington Counties in Southern Indiana.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant 9th

\* b. Program/Project 9th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2016

\* b. End Date: 09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	600,000.00
* b. Applicant	6,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	606,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: William

Middle Name: H.

\* Last Name: Graham

Suffix:

\* Title: Chairman

\* Telephone Number: (812) 288-4624 Fax Number: (812) 288-8105

\* Email: myrgr39@gmail.com

\* Signature of Authorized Representative: Jill Saegesser \* Date Signed: 12/17/2015